

**MINUTES**  
**AUSTIN CITY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 13, 2014**  
**5:30 P.M.**  
**AUSTIN CITY COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Laura Helle, Dan Hirst, Steve Kime, Troy Nelson, and Lynn Spainhower

**MEMBERS ABSENT:** Rick Bremner, Jim Mino and Lonnie Skalicky

**OTHERS PRESENT:** Tom Dankert, Jon Erichson and Holly Wallace

The Planning Commission meeting was called to order by Commissioner Spainhower. Commissioner Kime made a motion to approve the October 14, 2014 minutes as written and Commissioner Hirst seconded the motion. The motion was carried.

**OPEN PUBLIC HEARING:** To consider the adoption of the proposed Downtown Master Plan by the City of Austin, pursuant to Minn. Stat. §462.355, as an addition and/or amendment to the Comprehensive Plan, providing a detailed strategy for developing Downtown Austin, which includes the Central Business District identified in the Comprehensive Plan.

Ms. Wallace indicated to the Commissioners the Downtown Master Plan is a guide to developing the downtown. Many items regarding the Downtown Master Plan were taken into consideration including parking, pedestrian trails and a downtown organization. The Downtown Master Plan is guide that will help develop items in the plan. The Comprehensive Plan needs to be updated as there are changes needed. Any changes to the Comprehensive Plan must be reviewed by the Planning Commission.

The Downtown Master Plan indicates a change in 4<sup>th</sup> Avenue as more of a Cultural Corridor Vision; slowing the traffic, adding a cultural center, pedestrian area and activity area. Brian Ross, of CR Planning was complimented on how well the plan developed the community vision. It was mentioned that giving a defined area to the "Greater Downtown" was something that had been needed and continuing with a Downtown Committee after the Downtown Master Plan and Vision 2020 have moved forward would be an asset.

Commissioner Kime made a motion to recommend approval of the Downtown Master Plan to the City Council. Commissioner Helle seconded the motion and the motion was carried.

**OPEN PUBLIC HEARING:** To consider the implementation of the Tax Increment Financing Plan for Tax Increment Financing District No.13 pursuant to Minn. Stat. §§ 469.174 – 469.1799 inclusive. A TIF Plan has been prepared for review by the Planning Commission. The Planning Commission will

determine whether the TIF plan conforms to the general plan for the development and/or redevelopment of the City as a whole and whether the district is properly zoned to provide the maximum opportunity for the development or redevelopment of the proposed project by private enterprise.

Ms. Wallace indicated that the blighted and obsolete requirement for a 25 year TIF District was supported by the report prepared by Jon Erichson for the Tax Increment Financing (TIF) Plan. The area of land to be included in the TIF was shown on the monitor. This area is located in a B-2 Commercial District and the planned development will be appropriate for that zone and will improve the area.

Commissioner Hirst made motion to recommend to the City Council that the TIF Plan conforms to the general plan for the development of the City as a whole and is properly zoned to provide the maximum opportunity of the development of the proposed project. Commissioner Kime seconded the motion and the motion passed unanimously.

Commissioner Helle made a motion to adjourn the meeting and Commissioner Hirst seconded the motion. The motion passed and the meeting was adjourned at 6 pm.