

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, MAY 19, 2015
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Steve Kime, Jay Lutz, Troy Nelson, Lonnie Skalicky, Lynn Spainhower and Aaron Stewart

MEMBERS ABSENT: Rick Bremner, Laura Helle, and Jim Mino

OTHERS PRESENT: Craig Byram, Holly Wallace and public

Commissioner Kime called the meeting to order at 5:30 pm. Commissioner Nelson made a motion to approve the April 14, 2015 Planning Commission Meeting minutes as written and Commissioner Lutz seconded the motion. The motion was passed.

OPEN PUBLIC HEARING: To consider a request from Torgerson Properties, Inc, 103 15th Avenue NW, Suite 200, Willmar, MN 56201 to rezone their property located at 1701 4th Street NW from a "B-2" Community Business District to a "PD-B" Planned Unit Development/Planned Development – Business to ultimately create a commercial common interest community (CIC) and further develop the property.

Ms. Wallace indicated this to be a rezone to a "PD-B" Planned Unit Development/Planned Development – Business. The City of Austin has others like this including "PDR" Planned Development Residential and "PDI" Planned Development Industrial. Rezoning this area to a "PD-B" makes it easier to develop and manage the property as one within the three properties although they are all owned by Torgerson Properties, Inc. Information was not received in time for the City Engineer, Storm Water Specialist and Austin Utilities to review the project before the Planning Meeting. Ordinances for the "B-2" Zoning District would still apply requiring the parking and setbacks be met.

Mr. Byram explained the Common Interest Community (CIC) as an agreement between the owners which follows with any new owners. The "PD-B" allows more flexibility with the property instead of being rigid. It usually involves multiple properties, owners and uses. Once the plan is in place that will be what is approved. If the plan were to be changed, an amendment would have to be made.

Jesse Messner from Cities Edge Architects, who is representing TPI (Torgerson Properties, Inc), showed all properties as TPI owned. The "PD-B" would combine lots 5 and 6. The parking from all business would be shared and zoning requirements would be followed.

Commissioner Spainhower made a motion recommending to Council the approval of the tentative rezone to a "PD-B" with the stipulation to include review and any recommendations from the City Engineer, Storm Water Specialist and Austin Utilities. Commissioner Skalicky seconded the motion and the motion passed unanimously.

TREE PRESERVATION: To consider a request from Northland Restaurant Group for a variance pursuant to Austin City Code Section 11.71, Subd. 4 (B) relating to tree mitigation efforts.

Ms. Wallace indicated 30% of the healthy trees could be removed without a variance, which is three trees. Northland Restaurant Group is requesting the variance to remove five healthy trees which is 50% of the healthy trees. Two of the trees to be removed are larger oak trees and replacement would need to be four-4 inch diameter trees. Two of the four will be crabtrees located on the map. The other additional two trees will be maple.

Commissioner Spainhower made a motion as a recommendation to the Council to approve the request of a variance pursuant to Austin City Code Section 11.71. Commissioner Nelson seconded the motion and the motion was carried.

OPEN PUBLIC HEARING: To consider a request from Hormel Foods Corporation, 1101 North Main Street, Austin, Minnesota, to obtain a Conditional Use Permit for a proposed research and development facility in addition to their existing sales cabin located at 2207 and 2107 8th Drive NE. Pursuant to City Code Section 11.32, Subd. 3 (B) which lists research facilities within an enclosed building as a Conditional Land-Use in an "R-O" District.

This CUP request is being made by Hormel Foods Corporation for the construction of a new enclosed research facility and expansion of their existing sales cabin. The land at this time contains a home that is sold and will be moved. If the garage is not moved with the home, it will be removed.

Commissioner Spainhower made a motion to approve the CUP contingent upon the site development completed in accordance to minimum City Development Standards. Commissioner Skalicky seconded the motion and the motion passed unanimously.

PARKING APPEAL: To consider a request from Burr Oak Manor Apartments for an appeal to the off-street parking design standards pursuant to Austin City Code Section 11.70, Subd. 1, H and Subd. 5.

There are 18 units with 36 parking stalls available in the Burr Oak Manor apartment building. Six more units are being added which would require 54 parking stalls. This appeal is to request 36 parking stalls remain for the new 24 units which is 67% or 1.5 stalls per units. There is a waiting list for the units and many of the residents work various hours or use the units as an extended stay. Leases are completed on a six month to one year agreement.

Kevin Schammel, 400 10th Avenue NW, commented that surrounding cities including Rochester and Mankato require 1.5 stalls per unit although our city requires 2.25 per unit. Mr. Schammel has put a parking permit system into place allowing one vehicle permit per unit with a request for two, if needed by tenants. At this time two units have requested one additional permit. It was noted this is a unique property and was previously rezoned as a PUD due to its location.

Commissioner Spainhower made a motion to recommend to council the approval this request for Burr Oak Manor Apartments for an appeal to the off-street parking design standards pursuant to City Code Section 11.70, Subd. 1 (H) and Subd. 5. Commissioner Nelson seconded the motion and the motion was carried.

Commissioner Lutz made a motion to adjourn the meeting and Commissioner Spainhower seconded the motion. All were in favor and the meeting was adjourn at 6:26 pm.