

**MINUTES**  
**PLANNING COMMISSION MEETING**  
**Tuesday, May 14<sup>th</sup>, 2019**  
**5:30 PM**  
**Council Chambers**

MEMBERS PRESENT: Commissioners Jonathan Caporale, Jim Mino, Rita Srock, Aaron Stewart, Jay Lutz, Melissa Swenson, Adama Youhn

MEMBERS ABSENT: Michael Postma, Megan Burroughs

STAFF PRESENT: Planning & Zoning Administrator Holly Wallace, City Attorney Craig Byram

OTHERS PRESENT: Public

Commissioner Mino called the meeting to order at 5:30 p.m.

Commissioner Mino asked if all commissioners had a chance to review the April 10<sup>th</sup>, 2019 minutes. Moved by Commissioner Lutz, seconded by Commissioner Swenson approving the minutes. All in favor, none opposed. Motion carried.

**OPEN PUBLIC HEARING:** To consider a petition for amendment of an existing conditional use permit from May Clinic Health System, to add a two story addition above the second and third floors of the existing building at 1000 First Drive NW.

Ms. Wallace presented the information provided by Mayo and relevant information including surrounding uses, comprehensive plan, and conditions to consider.

Bill Steed with Kahler Slater from Madison, WI from the architectural firm representing Mayo gave a description of the power point. The first floor add-on will be a garden wall, then a two story addition will tie into the newer part of the clinic. The clinic will not be increasing further in height. The goal for this project is to create all private rooms for patients. They will also be creating large birth/recovery rooms. The goal of the expansion is to improve the inpatient care environment and improve way-finding through the clinic. Images were provided showing the breakdown of the new addition. Parking stalls will be reduced by one.

One public complaint was received by a Commissioner expressing concern over other projects not previously finished. Ms. Wallace stated she did not see this as an issue.

Commissioner Stewart asked if building footprint changes. Mr. Steed stated it does not with the exception of the garden wall at the front.

Ms. Wallace asked how the construction project would work with traffic on the street. Mr. Steed stated the contractor that would be responsible for the project is the same contractor that did the previous project and will work with the City on whatever needs come up.

Commissioner Stewart asked for the timeline. Mr. Steed stated the project is very close to starting.

Commissioner Mino asked if public had any questions.

Tim Schneider of Austin, MN 602 8<sup>th</sup> Ave SE – Facilities manager at the hospital explained the construction and parking shouldn't affect anything on the street as the expansion is right in the center of the property.

Moved by Commissioner Stewart, seconded by Commissioner Caporale, to approve the amended Conditional Use Permit to include the expansion of the existing facility. All in favor, none opposed. Motion carried.

**OPEN PUBLIC HEARING:** To consider a petition for a Conditional Use Permit from Precision Signs o/b/o Austin Market Place for a sign located along Interstate 90 at approximately 1000 16<sup>th</sup> Ave NW, to accommodate existing and potentially new retail stores.

Ms. Wallace explained the project.

John Boyer from Precision Signs stated the sign would be approximately 25 feet tall.

Commissioner Caporale asked if the sign would be illuminated, to which Mr. Boyer said yes.

Commissioner Mino asked if all other sign regulations were being met other than the requested CUP provisions. Ms. Wallace stated it is larger than the allowed signs at 160 square feet.

Commissioner Stewart asked for information on the patch of land to the right – what it would be. Ms. Wallace stated it is proposed to become Cobblestone Hotels. She did tell them this sign would be located next to them.

Moved by Commissioner Lutz, seconded by Commissioner Swenson, to recommend to council to approve the Conditional Use Permit for a sign located along Interstate 90.

**OPEN PUBLIC HEARING:** To consider a petition to the City of Austin for a final plat of Nature Ridge Second, NE Austin.

Ms. Wallace explained this is 13 proposed lots covering approximately 5 acres. It has been approved by the City and Austin Utilities. There is only one non-conformity at this time, being

two corner lots are the same size as interior lots, though they should be an additional 5 feet wide due to greater setbacks. All other corner lots are in compliance.

Commissioner Mino asked for the lot dimensions on those lots: Both are 68.83.

Commissioner Lutz confirmed the City would require the same setback for those lots as they do for corner lots, even though they are not as wide. Ms. Wallace confirmed they would still need to follow the corner lot setbacks.

Commissioner Mino asked which subdivision they are claiming – large, small or unusable. Ms. Wallace stated the Planning Commission could decide.

Ms. Wallace stated approval of the pedestrian plan on page 6 of the construction documents would also be needed.

Commissioner Stewart clarified that this plat is conforming, but makes it harder to build houses. Ms. Wallace stated this is not conforming because of the smaller lots on the corners. Each would need 5 feet to become compliant (Lot 2 & 7).

Commissioner Lutz made a recommendation to approve the plat and, with the condition that block 2 be reworked to make Lot 2 and Lot 7 conforming the development agreement be finalized before the plat is recorded. Commissioner Srock seconded. All in favor. None opposed.

Motion to adjourn made by Commissioner Lutz, seconded by Commissioner Caporale. Motion carried. Meeting adjourned at 6:25pm.