



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 19 February 2019

Commissioners: Bombard, Christopherson, D'Aigle, Jahnz, LeMier, Pettie, Rydberg, Scholin, Student Representative Chloe Johnson
City Staff / Officials: Sauter
Absent: Skluzacek

Christopherson called the meeting to order at 6:30pm, with the Pledge of Allegiance. *Minutes of the December 18th meeting were approved as written on a motion by D'Aigle, seconded by Jahnz.* Due to a problem with the notice in the paper, there can be no action on some agenda items, since tonight's hearings can't be considered official public hearings.

Public Hearing on Valdovinos CUP: As discussed at the November 2018 meeting, Antonio Valdovinos has constructed an Accessory Dwelling Unit on his property, in an A-O district at 18485 Grantit Dr NE (PID 42.0049.017), prior to the recent change to allow such development. He has now applied for a CUP to bring that into compliance, so that he can obtain a building permit, to finish the project. Staff have prepared proposed findings of fact and draft Resolution P19-01, recommending approval of the CUP with seven conditions, following a properly noticed hearing.

Christopherson called the hearing to order at 6:32 pm, to allow for public input into this proposal. Sauter explained the staff report. She reviewed the staff-recommended conditions. There were no comments from those in attendance. D'Aigle asked about which parcels this applies to, and Sauter said all within the City. *Christopherson closed the hearing at 6:36 pm. No action was taken.*

Public Hearing on Jones / Summit Development / Pine City Senior Living Preliminary Plat Request, CUP Request, and Development Site Plan Review: Bob and Jane Jones (property owners), along with Summit Development and Pine City Senior Living, are proposing the development of a 113-unit senior living facility on Outlot D of Northridge Business Park (PID42.5990.000), in a GB district. To do so, they have requested the platting of this outlot as Lot 1, Block 1, of the Second Addition to Northridge Business Park. They are also requesting a Conditional Use Permit to allow an Institutional Residential Use in the GB district, and a Development Site Plan review for their proposed project. Staff have prepared proposed findings of fact and draft resolutions P19-02, P19-03, and P19-04, to accomplish these.

This public hearing was called to order at 6:37 pm, to allow for public comment on these proposals. Sauter explained the process, and a bit about the project. She stated that most things are moving along pretty well for this project. She pointed out that there needs to be a sidewalk added, and some sort of park dedication provision. Also, the parking plan needs a bit of work to meet the requirements of the Ordinance. Jamison Kohout of Summit explained things a bit further. Scholin asked about the notation on one drawing that all utilities would be vacated, but Summit was not aware of any issues with that. He will check. There being no further comment from those in attendance, Christopherson closed the hearing at 6:46 pm. Christopherson asked that the three proposed actions be separated for the next meeting. *No action was taken at this time.*

Public Hearing on Yanik / Elan Shores / Foster Rezoning Request: Elan Shores, LLC owns a large parcel ("the point") located at 20 First St SE (PID 42.5022.000) in the R-2 district. This property is also in a shoreland district. They are hoping to develop the property as a 72-unit senior apartment building. In order to make their proposal work, they have requested that it be rezoned from R-2 to MFR-2. Staff have prepared proposed findings of fact and draft resolution P19-05. They have pointed out that this proposed use would not be allowed in MFR-2, which would be an additional obstacle, and are suggesting that a PUD may be an easier route. Sauter explained a bit about the project.

This hearing was called to order at 6:50 pm, to take input from the public on this proposal. Earl Schuler asked why we would consider rezoning a property with such limited roadways, in a small, single-family, area. He also had some questions about sewer lines in the area. Gary Zuber with Yanik Properties said his plan is in the initial stages, and things such as size and height may change as they get further along and learn more about the requirements. Schuler asked about street and utility replacements that may be needed in the near future. Sauter said that that is a future consideration that has not been thoroughly examined yet. Schuler reminded the Commission that an apartment building on the old Armory property had been turned down several years ago, due to access concerns.

Sauter read a letter sent by Jeff and Holly Wilson in opposition to this proposal. Rich Novy presented two letters in opposition to the proposal, on the basis of size and accessibility. He also stated his concerns about traffic, light, and fire safety, as well as property values. He offered to sell his property to the developers. Robert Salonek reminded the Commission that Brackenburys were denied the ability to put apartments on the Old Armory site, and restated the concerns over road access. He objected to making changes to Ordinance for a single applicant. He also complained about the closing of the Second Ave SE railroad crossing, and "destruction" of the Hodge house. Sauter read the letters Novy presented, from Holcombs and Glenna Rierson, stating their opposition.

Jared Campbell, owner of the “Hodge” house, brought his concerns about the limited number of railroad crossings, and the limited size of the buildable area of the property. He is concerned that the building will be too close to his home. Tom Foster asked to be able to show what his plan is. He showed drawings, and stated that he expects very little traffic from residents. He also explained some of what they plan to provide to the residents. Scholin suggested that those with traffic concerns take a look at similar developments, because their traffic concerns may be overblown.

Christopherson declared the hearing closed at 7:34 pm. Sauter explained a bit about how she has examined this proposal so far, and what her conclusions are. She reviewed her proposed findings of fact. She said she believes some of the neighbors’ concerns are justified. *No action was taken at this time.*

Discussion of Staff Report on Berg Rezoning Request: Sauter reported on the neighborhood meeting held by the Bergs and adjacent landowners. She reviewed the meeting itself. She is recommending that the parcel be rezoned to MFR-1, though further actions would still be required to accomplish what the Bergs would like to do. Frank Lilja expressed his impressions of the meeting, and what he thinks may be a compromise solution. LeMier stated that she doesn’t feel ready to make a decision at this time, but she thinks the MFR-1 change (rather than MFR-2) is a good one. She pointed out that there has been an apartment building in that location for almost 50 years, so she does not think this would be a large change. D’Aigle said he does not think an additional three units maximum will be as significant as some believe. Jahnz said he does not believe there is enough space to develop adequate parking.

Sauter stated that this proposal does not include any garage at this time. Whatever they decide to do will require additional Commission action, since garages are conditional in MFR-1. *LeMier made a motion that we adopt resolution P18-18, recommending that the property be rezoned to MFR-1. Rydberg seconded the motion, which passed unanimously.*

Discussion of Outdoor Sign Ordinance: The Commission discussed further some possible changes to the Outdoor Signs section of the MDO as proposed by Sauter. She asked how the Commission feels about off-premise sandwich boards in the business district. Rydberg expressed concern about space for bicycles on the sidewalks. Scholin raised the issue of Statute likely not allowing advertising in road right-of-way, and suggested we need to get the City Attorney’s opinion on this. There was a lot of support expressed for directional signs for businesses (similar to the Northfield example), and a consensus that this should be considered.

City Council Feedback: Since there was no January meeting, the Council did not act on any additional Planning Commission business. It took positive action on all recommendations from the December meeting.

Commissioner Concerns: Bombard is concerned with the location of the dumpster at Don Julio, and its limitation on traffic visibility within the parking lot. Rydberg expressed concern about snow plowing by fire hydrants.

Discussion of Planning Commission Schedule: Sauter asked what day would work for a meeting in March, including properly-noticed hearings on tonight’s items, and the consensus was that March 12th would be okay. The 19th is out anyway, due to the Special Election being held that day. Other than the March meeting, no one had any concerns about the other dates on the schedule.

There being no further business, *Christopherson declared the Commission meeting adjourned at 8:17 pm.*