

MINUTES OF PLANNING COMMISSION MEETING

February 9, 2010

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of February, 2010 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Nelson, Sannes, Dean, Coleman, Borgstrom, Jorgenson and Ferris

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin, Deputy Clerk Linda Rappe, Lorraine and Al Hopkins, Catherine Etchason, Ken Etchason, John Buckingham, Jerry Berg, John Talcott and Jim and Dorothy Larsen.

CALL TO ORDER: Chairman Nelson called the meeting to order at 6:30 PM.

MINUTES FROM PLANNING COMMISSION: Motion made by Coleman, second by Jorgenson to approve the minutes from the January 10, 2010 meeting as submitted. All Ayes.

PUBLIC HEARING OPENED FOR COMPREHENSIVE PLAN AMENDMENT: Zoning Administrator Martin stated that the comprehensive plan is a guide to deal with specific issues. This does not change current zoning. This will not change anyone's current status this only would allow the City to consider changes in the City.

Lorraine Hopkins – 909 N Mantorville Ave – is insulted by this, feels like she is being railroaded. Does not want the comp plan to be able to let any commercial business even make application for zoning change on North Mantorville Ave.

John Talcott – 306 5th Ave NE – is against this amendment. The notice in the paper was confusing. Mr. Talcott wants to know who measures the trips per day made on a street and is this number a trigger for future zoning changes for commercial? Mr. Talcott also wants to know if the entire comprehensive plan is being reviewed or just parts of it? Mr. Talcott feels the comp plan should be reviewed every year. The comp plan tries to alleviate the congestion on streets not feed it. Mr. Talcott feels we do not need this amendment and it is just political cover to stack the deck for a future decision.

Jerry Berg – 506 5th Ave NW – the city is destroying a historic area. The park and fair grounds are historic. We do not need competition in the form of a convenience store. Gas prices are regulated and there would be no reason to have competition.

Dorothy Larsen – 903 N Mantorville Ave – she agrees with everyone else who has spoken. She doesn't like Mike's memo and is insulted by it. Traffic patterns change, Mantorville avenue doesn't have as much traffic as Highway 14 has to the East and does concede that traffic drops off significantly to the west.

PUBLIC HEARING CLOSED.

DISCUSSION: Martin started the discussion with a letter submitted by Mn/DOT stating that they understand that commercial development occurs along busy streets and they would encourage access roads. Chairman Nelson stated we had two property owners send letters to the City Council asking for the City to update the Comprehensive Plan. Chairman Nelson commented on Talcott's statement that the Planning Commission will be updating the entire Comp plan over the course of this year, and this is just a starting point.

Commissioner Borgstrom – thought the planning commission was going to discuss this and not have something handed to them. Would like more time to discuss this thoroughly and is 90%

against this. When the City finished 16th St NE and Masten Creek Parkway he feels the car count will drop. Borgstrom would like to get the EDA involved and wants to have a planning session. We already have a plan and process in place.

Commissioner Sannes – would like EDA input. There is distrust between the citizens and the City. Agrees there should be better wording in the amendment to alleviate any misconceptions, is 5000 car count a trigger? This could be looked at.

Commissioner Jorgenson – we need to discuss further, we have had enough concerns brought up. He is not pro but does not want to abandon this.

Commissioner Coleman – likes the first two pages of the amendment. A combined EDA, Planning Commission and City Council meeting would be appropriate. Looking at the old Comprehensive Plan some areas were very specific. Mantorville Ave between the Carriage House and 16th St would be a good place, and we should invite the landowners of surrounding areas affected but not in the city limits for input. Doesn't want to vote yes or no right now. Chairman Nelson stated that it is this boards job to discuss it and make a recommendation to the City Council.

Commissioner Ferris – everyone has already touched on his concerns. Is the hop-scotching effect a risk we want to put on ourselves?

Commissioner Dean – is of a similar mind as the rest of the Commissioners. Doesn't like the 5K trigger and sees potential problems leaving a specific number out there. Should be a better way of establishing where we want to see commercial property.

Chairman Nelson stated that we can get written comments from the EDA since they meet before the planning commission in March. Chairman Nelson also asked for more discussion since that is what people were wanting to do but no one would start the discussion, the consensus was to discuss this in depth at the March meeting. Martin asked for input from each commissioner as to what they would like to see in this amendment and what their thoughts were on this so that he could put together a revised version for discussion at the March meeting.

MOTION: Motion to table the amendment to the March meeting made by Coleman, seconded by Sannes. All Ayes.

OTHER BUSINESS: There was no other business.

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:55

Respectfully submitted,

Linda Rappe, Deputy Clerk