

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

April 16, 2007

**Present:** Christine Bray, Holly Borelli, Elizabeth Mursko, Kevin Fernandez, Craig Johnston, Gene House, and Glenn Larson (7:12 pm)

**Absent:** Dean Strehlau, Todd Berg

**Staff Present:** City Planner, Dick Thompson and City Clerk, Kim Points

### 1. CALL TO ORDER

Chair Fernandez called the meeting to order at 7:03 p.m.

### 2. PLEDGE OF ALLEGIANCE

### 3. APPROVAL OF AGENDA

Chair Fernandez moved item 5a, Bruggeman Subdivision, to item 6a under Old Business. Item 6b, Reiland was added to the agenda. Items 6a and 6b, Discussion of Comprehensive Plan Workshop and Status Report of Past Projects, were moved to items 6c and 6d.

A MOTION was made by Commissioner Johnston to approve the agenda as amended. Commissioner House seconded the motion. MOTION carried unanimously.

### 4. APPROVAL OF MINUTES, MARCH 19, 2007

Chair House corrected the minutes to note that he abstained from voting for Chair and Vice Chair of the Planning Commission.

A MOTION was made by Commissioner Johnston to approve the March 19, 2007 Minutes as amended. Commissioner House seconded the motion. MOTION carried unanimously.

### 6. OLD BUSINESS

- a. **Bruggeman Subdivision** – Ms. Theresa Hagland, representative for Paul Bruggeman, came forward and reviewed the revised plan noting the lot lines have been adjusted. She stated the three issues previously discussed regarding the plan including lot configuration, a flag lot and preliminary and final plat process. She stated Mr. Bruggeman would like to preliminary plat the first two lots and at final plat time put up an escrow or letter of credit regarding the accessory building. She stated the intent is to build a new home so the existing structure on the property would only be an issue for a few months. She asked for comments from the Planning Commission.

The Planning Commission expressed concern regarding the color of the home being compatible with the accessory building.

Chair Fernandez advised Mr. Bruggeman should file a formal application with the City so the Planning Commission could then make a formal recommendation to the City Council.

## 6. NEW BUSINESS

- a. **Langer/Erskine CUP, Dick Thompson** – City Planner Thompson advised the City has received an application for a Conditional Use Permit for the Grant Commerce Center, located at 10860 and 10900 60<sup>th</sup> Street North. The application is currently incomplete. Once the application is complete, it will be scheduled for public hearing before the Planning Commission and a full staff report will be provided.

City Planner Thompson stated the Applicant, Mr. Langer, owns the existing commercial buildings located on the subject property. The property is 7.53 acres and zoned General Business (GB). The Applicant indicated that the existing use of the property is light manufacturing.

Mr. Langer proposes to turn the three existing buildings into commercial and warehousing spaces for sale or lease. He requests a Conditional Use Permit to allow the spectrum of conditional uses in the GM District (the uses allowed with a Conditional Use Permit). This would include warehouse, retail sales, and light manufacturing uses. Erskine Floors, a flooring contractor, is lined up to be located within the Grant Commerce Center.

City Planner Thompson noted for the application to be complete, additional information is needed: to scale plans, a detailed landscaping plan, the proposed number of employees, and proposed building floor plans and elevations.

Mr. Langer came forward and reviewed photos of the proposed buildings and provided an overview of discussed uses. He noted the intent is to have all owner occupied buildings and the tax base will go up at least 50%.

Mr. Langer advised he is proposing each building have a different sign allowing for different identification. Therefore, he will be requesting additional square footage for that signage.

The Planning Commission expressed concern regarding outdoor storage and combination of uses, the height of outdoor storage, lack of landscaping, types of manufacturing allowed, City enforcement and control measure issues, retail traffic and the size of the proposed signage. The Planning Commission also requested a copy of the current CUP for this site.

- b. **Reiland** – Mr. Harold Peterson, representative for Brad Reiland, came forward and stated the proposed subdivision was discussed at an earlier Planning Commission meeting. He

stated all issues can be resolved leaving the larger issue of the length of the proposed cul-de-sac. He stated he has researched the length of other cul-de-sacs within the City of Grant. He distributed a list of those cul-de-sacs including the length of each of them. He stated Mr. Reiland will be requesting a variance for the length of the cul-de-sac in order to move forward with this project.

The Planning Commission advised they would like dates of when the cul-de-sacs were constructed and stated Mr. Reiland would have to provide proof of a hardship of the land to be granted a variance.

- c. Discussion of Comprehensive Plan Workshop, Dick Thompson** – City Planner Thompson provided an update on the status of the Comprehensive Plan and recommended all reports, documents, etc. be turned in at the next Planning Commission meeting. After all documents are collected a joint meeting with the City Council would be scheduled.

The Planning Commission determined everyone who has done work or has documents pertinent to the City's Comprehensive Plan should be contacted and asked to submit them prior to the May Planning Commission meeting. A special meeting with a very specific agenda will be scheduled at 6:30 p.m., Monday, May 21, 2007, prior to the regular Planning Commission meeting.

- d. Status Report of Past Projects, Dick Thompson** – Chair Fernandez referred to a report that City Planner Thompson provided for review and to be placed on file. The report outlined the status of past projects within the City of Grant.

The Planning Commission indicated a quarterly Status Report of Past Projects would be beneficial to the Planning Commission Members.

Chair Fernandez stated it would also be beneficial if all Planning Commission Members have all documents necessary for Planning Commission Meetings. The Planning Commission is in place to assist the City Council so everyone should be informed and prepared. He also noted respectful dialogue during meetings is appreciated.

Commissioner Mursko provided an update on the Rice Creek Watershed District noting no applications specific to the City of Grant have been submitted to the Watershed.

Commissioner Larson stated he will set up City emails for Planning Commission Members who would like an email address.

**7. NEXT PLANNING COMMISSION MEETING**

The next Planning Commission Meeting is scheduled for May 21, 2007, 7:00 p.m.

**8. ADJOURNMENT**

A MOTION by Commissioner Johnston to adjourn the meeting at 8:30 p.m. Commissioner Borelli seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kim Points  
City Clerk

DRAFT