

## **CITY OF MEDINA PLANNING COMMISSION**

### Meeting Minutes

Wednesday, September 10, 2008

**1. Call to Order:** Chair Jeff Pederson called the meeting to order at 7:04 p.m.

Present: Planning Commissioners Jeff Pederson, Michele Litts, Victoria Reid, and Robin Reid.  
Charles Nolan arrived 7:23 p.m.

Absent: Jim Simons and Verbick absent.

Also Present: Planning Director Tim Benetti, Associate Planner Dusty Finke, and Planning Assistant Debra Peterson-Dufresne.

**2. Public Comments on Items not on the Agenda**

No public comments.

**3. Update from City Council Proceedings**

Weir updated the Commission regarding the following:

- The Council heard from residents in the vicinity of the German Liberal Cemetery on Hamel Road and discussed the conditions under which the City would take it over. Ninety-five burial lots have been pre-sold, but the remaining 210 would be available.
- The Council finalized an agreement with Corcoran to provide sewer units and an oversized pipe to a business park north of County Road 19 and State Hwy 55 that will be mutually beneficial to both cities.
- The Council approved a lot line rearrangement for Luetmer and Druk on Parkview Drive with all conditions recommended by the PC, including moving the septic sites out of the conservation easement for School Lake.
- The Council approved the CUP for the golf cart buildings at Three Rivers Park, with all conditions of the Planning Commission, plus breaking up long roof lines with windows to let in daylight, adding both landscape plantings and roof run-off absorption to be worked out with staff.
- The Council discussed the City's septic system inspection and maintenance requirements and the percentage of septic systems that had been inspected, that were in the process of being replaced, and those still outstanding.
- The Council looked at a parking analysis for the Uptown Hamel area and directed staff to identify three potential sites for future parking in that area.
- The Council discussed Low Impact Design (LID) and directed staff to look at LID practices.
- The Council notified the public that they will have a candidates' forum for two Council seats and Mayor seat October 16<sup>th</sup> @ 7:00 p.m. at the Community Center.
- The Council tabled the PREC ordinance because it was not clearly understood what the issues were as they related to parcel ownership at the Medina Golf Club.

- Weir reminded the Commission that Medina celebrates its 150<sup>th</sup> year at Celebration Day, which will be Saturday, September 27<sup>th</sup>, at the Community Hamel Legion Park.

#### **4. Planning Department Report**

Benetti updated the Commission on the following:

- Rural Residential and Accessory Building Standards update
- High Pointe Ridge 2<sup>nd</sup> Addition
- Uptown Hamel Parking Analysis
- Three Rivers Park District (Baker Golf & Ski Chalet CUP - Golf Cart Storage Buildings)
- Hennepin County Public Works (Wind Turbine and Defense Siren Tower)
- Three Rivers Park District (Baker Campground Shower Building Addition)
- Private Recreation Zoning District (PREC)
- Wrangler's Restaurant & Bar (32 Hamel Road)
- 2010-2030 Comprehensive Plan

#### **5. Approval of August 12, 2008 Planning Commission Minutes**

**Motion by R. Reid, seconded by Litts** to approve the August 12, 2008 minutes with no changes. Motion carried unanimously (Absent: Simons and Verbick).

#### **6. Open Discussion Items: Commercial and Industrial Zoning Districts**

Finke explained to the Commission that we would be revising the commercial and industrial districts. He then requested that the Commission sit in an informal setting to discuss the pro's and con's of items such as lot size, hard coverage, exterior elevations, number and type of commercial and industrial districts and so forth. The discussion would give staff direction to draft the ordinance.

Nolan stated that he would like to see the two existing zoning districts broken into two or more use zones.

Finke stated that General Business districts in the Comprehensive Plan allow for retail uses. Nolan mentioned to the Commission that retail uses typically lead the way for new development. Polaris is truly a business park use and provides a park like view that is very attractive.

Benetti commented that the City could capitalize on the State Highway 55 corridor. The Commission then discussed the minimum lot sizes and what would be adequate. The Commission then reviewed other community code requirements for future districts.

Finke suggested staff further research lot size minimums within different communities based on the discussion of the Commission.

#### **Strengths Suggested by the Commission**

- Not allowing retail where we don't want it in the future, since it typically leads in new development.
- Tax base

Weaknesses Suggested by the Commission

- Lot sizes (Business Park lot size currently too large)
- Lack of Neighborhood/Highway Commercial designations
- Non-conformity issues on Tower Drive
- No retail along State Hwy 55

Threats

- Heavy manufacturing
- Heavy truck traffic

Opportunities

- The amount of space the City has for development
- Highway 55 corridor
- Tax Base that could be generated

Outside Storage

- The Commission felt the City should increase screening requirements.
- The Commission discussed the allowance of outside storage. Nolan did not favor outside storage in the commercial zoning districts. He was alright with industrial districts through the CUP process.
- Litts felt that outside storage should be allowed through the CUP process.
- The Commission was in agreement that outside storage areas should be paved.

Landscaping/Trees

- The Commission discussed the current tree preservation ordinance and what they should change. Weir indicated she felt it was too restrictive.
- Pederson said we should look at the length of time to warranty landscaping and trees that are required.
- Weir felt it would be quite attractive to have one tree preservation ordinance throughout the entire City and it should be reasonable. The Commission concurred with Weir.

Building Materials

- Building materials were discussed by the Commission. Nolan advocated that applicants should have to provide exterior building material samples with land use applications so the Commission can look at them, which would assist in their decision making.
- Nolan also suggested that color renderings would be nice as a required item. He felt this would help the Commission to visualize the appearance of buildings they are reviewing.
- V. Reid agreed with requiring exterior building material samples, but did not think it was necessary to have a color rendering of the building. Nolan indicated to the Commission that requiring color renderings is typical of most communities.

- Weir discussed EFIS with the Commission and mentioned the City currently does not allow it since it has caused issues.
- Pederson raised concern for requiring a minimum amount of glass for efficiency, and what a business really needs.
- V. Reid suggested solar panels.

### Building Modulation

- The Commission discussed the maximum length of a building before it had to change its design, and whether all sides should require modulation.
- Nolan indicated that it depends on how the City defines modulation.
- R. Reid felt that picking a length is rather arbitrary. Finke said that the current ordinance requires change of modulation.
- The Commission concluded that staff should review what other options are out there.

### Building Height

Pederson indicated that the City should consider companies that need additional height for storage. Weir said the City could allow a 3<sup>rd</sup> level if an applicant met “green standards.” Finke suggested that the Fire Marshal attend the next meeting to discuss safety and building height.

### Hard Coverage

The Commission discussed a couple of options that could be used such as a maximum building coverage or maximum hard coverage for a lot. Weir asked the Commission to think about storm water run-off. Benetti added that storm water run-off is required to be handled as part of an applicant’s project. Finke informed the Commission that a large percentage of the commercial lots have wetlands. The Commission concluded that the maximum lot coverage should not exceed 60 percent.

Finke asked the Commission if staff should apply the same standards to general business districts and industrial districts. The Commission recommended that the district standards have separate requirements.

### Uses

Weir suggested the City allow the same uses that we allow in Uptown Hamel for the general business district. Finke stated the City could incorporate specific standards that would be specific to Conditional Uses. Weir asked that Finke list out permitted and conditional uses for the Commission to review. Finke stated the tradition was to require all uses to be conditional uses. The conclusion of the Commission was for staff to list each use, separating permitted and conditional uses. Conditional Uses would have specific standards also listed.

**7. Future Meeting Information:** None

**8. Adjourn: Motion by R. Reid, seconded by Litts to adjourn at 9:24 p.m.** Motion carried unanimously. (Absent: Simons and Verbick)