

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #13-06-105 approving a Conditional Use Permit for an overage in allowable accessory structure square footage based on Findings of Fact #0915 and contingent upon compliance with the Staff Report dated May 31, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Brauer, Field, Nossen, and VanScoy. Voting No: None. Absent: None.

5.03: Public Hearing: Condition Request for a Conditional Use Permit for motor vehicle sales located at 7820 Riverdale Drive NW; Case of Bethel Properties, LLC

Public Hearing

Chairperson Levine called the public hearing to order at 7:59 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating the applicant, Bethel Properties, LLC, has submitted an application for a Conditional Use Permit to operate a small business used car dealer office and shop. The proposal indicates individual dealers would be provided office space, storage for records and up to five (5) car stalls on the lot for vehicle display to operate their own individual business. The property is located within the B-2 Highway Business District and motor vehicle sales and repair was listed as a conditional use. Staff reviewed the site plan in detail with the Commission and recommended approval of the Conditional Use Permit.

Citizen Input

John Buzik, Bethel Properties, stated he had several similar car lots in the metro area and noted the proposed business model allowed for several dealers to begin their own business. He explained there would be nine dealers operating out of this location.

Commissioner Field asked if the vehicle test drives would take place on residential streets or on the highway. He requested the test drives not become a nuisance to the adjacent homeowners.

Mr. Buzik was uncertain, but anticipated the test drives would take place on the highway.

Development Services Manager Gladhill commented this could be added as a condition for approval.

Commissioner VanScoy did not feel this was necessary as it would be difficult to enforce.

Commissioner Nossen requested this car lot be nicely landscaped and screened due to the fact it was along Highway 10.

Mr. Buzik discussed the proposed improvements for the site.

Commissioner Brauer supported the proposed business model.

Commissioner Field noted the hours of operation for detailing. He questioned if major auto repairs would take at this location.

Mr. Buzik stated the site would be used for detailing and cosmetic repairs. He did not object to the proposed detailing hours of operation from staff.

Commissioner VanScoy asked if the applicant had any concerns about the required screening.

Mr. Buzik commented he would work with staff on this issue.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nossen. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 8:20 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #13-06-102 adopting Findings of Fact #0915.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nossen. Voting No: None. Absent: None.

Motion by Commissioner Field, seconded by Commissioner Nossen, to recommend that City Council adopt Resolution #13-06-103 approving the Conditional Use Permit for motor vehicle sales contingent upon compliance with the Staff Report dated May 31, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Nossen, Bauer, Brauer, Maul, and VanScoy. Voting No: None. Absent: None.

5.04: Public Hearing: Consider Request for Site Plan Review and Variance to the Front Yard Setback on the Property Located at 6815 McKinley Street NW; Case of Sharp & Associates LLC

Public Hearing

Chairperson Levine called the public hearing to order at 8:21 p.m.