

Community Development Director Gladhill reported that the minutes from the August 6, 2015 Planning Commission meeting would be approved at the October meeting.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: PUBLIC HEARING: Consider Request for an Amended Conditional Use Permit on the Property Located at 6530 Green Valley Road NW; Case of Green Valley Greenhouse

Public Hearing

Chairperson Levine called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating that Green Valley Greenhouse, located at 6530 Green Valley Road NW, is currently operating under a Conditional Use Permit (CUP) that was approved on September 27, 2005. The applicant has approached the City with a request to amend their current CUP to allow for an additional 99,176 square feet of building coverage and to reduce a required no-build buffer yard area along the eastern boundary of the property to address an existing encroachment. Staff reviewed the request further and recommended approval of the request for an amended conditional use permit.

Citizen Input

Brad Wolfe, 6421 Green Valley Road, reported he was one of the owners of Green Valley Greenhouse. He explained his business was increasing and was in need of more space.

Commissioner Brauer asked if the applicant supported staff's recommendation. Mr. Wolfe supported staff's recommendation.

Commissioner Bauer anticipated that Green Valley Greenhouse may need additional space in the future. He explained he would support going to a higher percentage of square footage at this time. He then discussed the 65 foot setback/buffer no-build area and asked if this could be reduced.

City Planner Anderson explained the current terms of the CUP were being followed and explained that the 65 foot buffer was agreed upon due to the varying types of uses (commercial abutting residential).

Commissioner VanScoy asked how the expansion property would be used.

City Planner Anderson reported that the property is primarily used for plant production.

Commissioner VanScoy questioned if the applicant required a variance rather than an amended CUP.

Community Development Director Gladhill commented the greenhouse operation required a buffer adjacent to the residential property and for this reason staff was recommending the amended CUP as it offered more flexibility.

Commissioner Brauer inquired if the property should be rezoned.

Community Development Director Gladhill recommended against this due to the fact it would open up the site to too many other uses.

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

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Andrusko, Brauer, and Maul. Voting No: None. Absent: Commissioner Nosan.

Chairperson Levine closed the public hearing closed at 7:16 p.m.

Commission Business

Commissioner VanScoy questioned if the Commission would support 45% building coverage, which would be equivalent to an employment district.

Community Development Director Gladhill did not object to the Commission making this adjustment but stressed the importance of the buffer zone adjacent to the residential area due to the level of activity on the greenhouse site.

Motion by Commissioner Bauer, seconded by Commissioner Andrusko, to recommend that City Council adopt Resolution #15-09-225 approving Findings of Fact #0952.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Andrusko, Brauer, Maul, and VanScoy. Voting No: None. Absent: Commissioner Nosan.

Motion by Commissioner Bauer, seconded by Commissioner Andrusko, to recommend that City Council adopt Resolution #15-09-226 relating to Green Valley Greenhouse's request for an amended conditional use permit to expand their greenhouse operation and reduce the buffer yard requirement along the eastern boundary of the Subject Property contingent upon submittal of a Certificate of Survey to demonstrate that all existing and proposed buildings will comply with the terms of the amended Conditional Use Permit, allowing 45% building coverage, requiring the site to be surveyed and that a 50 foot setback buffer to remain in place on all four sides of the property.

Further discussion

Commissioner Brauer did not believe that the applicant should be responsible for spillage on the roadway as this was not required of other businesses within the City.

City Planner Anderson explained that the applicant sold bulk landscaping supplies, such as mulch, and the condition was added to address the sales of these materials. However, it was his understanding that the applicant would be phasing out the sales of these materials. He reported that staff would support the elimination of this condition.

Mr. Wolfe indicated that he would be phasing out bulk landscaping materials sales and reported he would continue to monitor the roadway.

Commissioner Brauer did not believe that the City should hold Green Valley Greenhouse responsible for the roadway maintenance as this was not required of the greenhouse located on Highway 10.

City Planner Anderson reported that the Green Valley Greenhouse was a conditional use on its site and one of the previously approved conditions was to keep the roadway clear and free of landscaping debris given the fact it abutted a residential neighborhood. He reiterated that the bulk sales would be phased out and this would become a moot point. He commented that the greenhouse operation on Highway 10 was a permitted use for its zoning district.

Commissioner VanScoy recommended that Condition 11 be removed from the recommendation.

FRIENDLY AMENDMENT: Remove Condition 11 from the staff recommendation.

Commissioner Bauer and Commission Andrusko supported the friendly amendment.

Commissioner VanScoy asked what the buffer zone was for the Employment zoning district.

City Planner Anderson explained the City required a 60 foot buffer zone.

Further discussion ensued regarding the buffer zone and there was Commission consensus to keep the buffer zone at 50 feet around the perimeter of the site.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Andrusko, Brauer, Maul, and VanScoy. Voting No: None. Absent: Commissioner Nosan.

5.02: Adopt Resolution #15-09-224 Finding Compliance with the City's Comprehensive Plan Compliance for Proposed Tax Increment Finance District No. 15 Creation

Presentation

Community Development Director Gladhill presented the staff report stating the City received a request from Life Fitness to create Tax Increment Financing (TIF) District No. 15 to facilitate