

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 9, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Andrew Andrusko
 Commissioner Randy Bauer
 Commissioner Ralph Brauer (arrived at 7:04 p.m.)
 Commissioner Matthew Maul
 Commissioner Cindy Nosan
 Commissioner Gary VanScoy

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated March 5, 2015

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to approve the following minutes as presented: Planning Commission Meeting Minutes dated March 5, 2015.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

Presentation

Community Development Director Gladhill requested the Planning Commission appoint a Chairperson and Vice Chairperson for 2015.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to appoint Gary Levine as Chairperson of the Planning Commission.

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

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

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

5.02: Public Hearing: Consider Request for a Variance to Side Yard Setbacks for an Accessory Building on the Property Located at 6520 170th Avenue NW; Case of Jeff Rieck

Public Hearing

Chairperson Levine called the public hearing to order at 7:03 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application from Jeff Rieck for a variance to the required side yard setback for an addition to an existing, attached garage at the property located at 6520 170th Avenue NW. The proposed addition to the garage would be located five (5) feet from the eastern side property boundary of the property. Staff

discussed the request in detail and recommendation the Commission approve a variance to the minimum side yard setback for an accessory building addition.

Citizen Input

Jeff Rieck, 6520 170th Avenue NW, the applicant, thanked staff for the thorough report.

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

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

Chairperson Levine closed the public hearing closed at 7:09 p.m.

Commission Business

Commissioner VanScoy asked if the City had any restrictions with regard to the size of an attached garage. He feared that attached garages would soon become larger than principle structures.

City Planner Anderson stated the City did not have any size restrictions for attached garages. He commented that a three-car garage was not out of the norm.

Motion by Commissioner Bauer, seconded by Commissioner Maul, to adopt Resolution #15-04-077 approving the Findings of Fact.

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

Motion by Commissioner Bauer, seconded by Commissioner Maul, adopt Resolution #15-04-078 approving a variance to the minimum side yard setback for an accessory building addition at 3520 170th Avenue NW.

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

5.03: Public Hearing: Consider Resolution #15-04-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC

Public Hearing

Chairperson Levine called the public hearing to order at 7:12 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review the official Preliminary Plat prepared by G S Land, LLC for the redevelopment of the former municipal campus located at 15153 Nowthen Boulevard NW as a 44-lot single-family residential development. It was noted each of the lots meet or exceed the City's residential lot requirements. The site is currently owned by the City of Ramsey, which has approved a Purchase Agreement to sell the site in two (2) phases to G S Land, LLC. It was noted the Commission has reviewed a previous sketch plan and approved a recommendation to rezone the property from Public/Quasi-Public to R-1, Residential (MUSA) and a land use change from Public/Quasi in the Comprehensive Plan. Staff explained that Fire Station No. 2 currently operates from the existing building on the site. The Final Plat will be proposed in two phases to allow the Fire Department to be located at 5650 Alpine Drive, adjacent to the site until the construction of a new Fire Station 2 is completed. It was noted that a temporary cul-de-sac would be needed and that a connection to Nowthen Boulevard would not be granted. The fill needs for Phase II were discussed. Staff reviewed the plat in further detail and recommended approval of the Preliminary Plat of Harvest Estates.

Citizen Input

Commissioner Bauer requested further information on the purchase agreement.

Community Development Director Gladhill noted that the former municipal campus would be sold in two phases and Phase I would be sold in 2015.

Chairperson Levine asked when the access to Nowthen Boulevard would be closed.

Community Development Director Gladhill explained that the access point will remain open as long as Fire Station 2 remains open. After that time, the access point to Nowthen Boulevard will be cut off and no longer be available.

Commissioner Bauer saw no reason to eliminate this access point.

Community Development Director Gladhill stated the Council had concerns with the cost of the local road connection. He reported that the overall safety of County Road 5 was also a concern. He explained that a study could be completed to address the safety of this roadway but would take a year to complete. He indicated that the Commission could make a recommendation to the Council regarding this access point.

Commissioner Nosan expressed confusion why it would cost the City more money to keep the access point as is.

Community Development Director Gladhill explained the local road connection would require maintenance, noting public road standards would have to be met. In addition, the City would

need to buy back a parcel through a property acquisition. He indicated that peak traffic may also require turn lanes on County Road 5.

Commissioner Andrusko questioned the expense of leaving the access point open.

Community Development Director Gladhill estimated that the land acquisition would be several hundred thousand dollars plus additional capital maintenance expenses.

Commissioner Brauer asked if a barrier would be placed at the access point during Phase I.

Community Development Director Gladhill stated the turning movement would have a barricade to eliminate traffic from driving through the site.

Further discussion ensued regarding the alignment of an access point to County Road 5.

Commissioner Brauer expressed frustration with how Anoka County was dictating the traffic projections. He felt this was not fair to the City of Ramsey.

Jason Johnson, 5545 152nd Avenue NW, explained he recently moved from St. Paul to Ramsey. He opposed the proposed development and expressed concern with how the additional traffic would impact 152nd Avenue. He suggested that a park be placed on the old municipal campus.

Robert Hartman, 5475 151st Avenue NW, questioned the price range of the new houses. He inquired what the size of two outlots shown on the plan. Mr. Hartman believed that access to Nowthen Boulevard should be maintained as Helium would not provide enough access to the residential traffic. Mr. Hartman questioned how many accidents have occurred at the Nowthen Boulevard access to Ramsey Elementary School. Mr. Hartman also questioned if the closure of Nowthen Boulevard would create a public safety issue on Helium Street.

Community Development Director Gladhill reported zoning code does not dictate the price range of homes, but rather sets regulations on building materials, design and lot sizes. Based on his conversations with the applicant, he believed that the homes would be similar in price to The Meadow development. He then discussed the size of the outlot, which was actually approved with a previous development, not the current request.

Jeanne Hannin, 5545 152nd Avenue NW, stated she moved to Ramsey from St. Paul to get away from the noise and light pollution found in other communities. She did not believe that 44 homes would fit in her backyard. She discussed how the increased traffic would adversely impact her neighborhood. She wanted to live in peace and quiet and feared that she would be living in a construction zone for the next three or four years, noting a concern over potential increased crime due to theft from the construction site. She noted concern about additional maintenance needs for existing roads. She questioned if the City would require streetlights, City water, sewer and sidewalks in the new development. She questioned if sidewalks would be required to construct on existing roads in existing development. She expressed a great deal of

frustration with how this new development would negatively impact her neighborhood. She noted that she moved out of St. Paul to get away from the noise and she would do the same with Ramsey.

Commissioner VanScoy requested clarification from staff on the process, which led the municipal campus being zoned residential.

Community Development Director Gladhill discussed the history of the municipal campus site. He explained zoning this site for low density residential was made after a great deal of thought after previously considering a data center. He noted that sidewalks were not being considered by the City along existing roads. He indicated that City water and sewer would be provided to the development.

Michael Piza, 15129 Helium Street, asked if homes would be built before or after lot sales. He believed that a large number of houses were being stacked along 152nd Avenue. He feared that this would be a safety concern for children trying to reach the school without proper access.

Community Development Director Gladhill explained there would be a combination of home sales with a buyer and other sales on spec. He reported that the City could not control how the properties were sold. He indicated that a trail connection would be created to Nowthen Boulevard through Alpine Drive to access the school. He then discussed the residential lots sizes within Harvest Estates.

Kent Cunningham, 15211 Helium Street, had hoped that green space would have been included in the development. He questioned how this was being addressed by the City.

Community Development Director Gladhill reported the City has a master park and trail plan that breaks the City into districts. He commented that Solstice Park and Alpine Park were already located within this district of the City. He stated that trail connections would be improved to these parks rather than creating a small tot lot within the development.

Matt Crampton, 5710 152nd Way, asked what the lots behind his home would look like. He was concerned how the elevation difference would impact his property. He recommended that the City police this site while being constructed to ensure that miscellaneous construction debris was not allowed to remain on site. He noted existing construction debris left on site from the previous development.

Community Development Director Gladhill indicated the stormwater pond would remain in place along 152nd Way. He discussed how the new homes would look behind 152nd Way noting the lots were slightly larger which meant the homes would be further apart. He reported that code enforcement officers would react to any complaints received at City Hall.

Phillip Kryzaniak, NIK Management representing the developer, noted the homes would range in price from \$250,000 to \$350,000, which was similar to the surrounding homes. He did not

believe the proposed neighborhood would be a deterrent as the lot sizes were larger than required by the City. He explained that only one builder was being selected and that he had a long-standing professional relationship with this builder.

Commissioner VanScoy was pleased by the layout of the development. He requested further information on the density for the proposed development.

Mr. Kryzaniak reported that City standards would allow him to have 3 units to the acre or 61 lots on the site. He indicated he was proposing to build 44 homes on larger cul-de-sac lots.

Community Development Director Gladhill discussed how the City calculated net density noting right-of-way was removed from this calculation. He also noted that the City is not proposing to regulate minimum home prices.

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

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

Chairperson Levine closed the public hearing closed at 8:33 p.m.

Commission Business

Commissioner Bauer expressed concern with how access to Nowthen Boulevard was being lost within this development.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend the City Council adopt Resolution #15-04-092 granting Preliminary Plat Approval of Harvest Estates – Phase I with no change made to the Nowthen Boulevard access until Phase II was considered by the City.

Further discussion

Commissioner Andrusko asked if it was common to consolidate access points within residential neighborhoods.

Community Development Director Gladhill reported this was the case as this would limit congestion and improved safety.

Further discussion ensued regarding the Nowthen Boulevard access point.

Commissioner Andrusko believed that access management would improve safety along Nowthen Boulevard, given the high level of speed along this roadway. He reiterated that the current access

point to Nowthen Boulevard was not up to code and was not engineered to manage the increase in traffic. It was his opinion that the developer's solution was ideal and should be pursued.

Commissioner Bauer commented the school and church had much higher traffic counts than the new neighborhood would.

Commissioner Nosan did not understand why it was better to force traffic to Highway 47. She was thoroughly against the proposed traffic flow and believed the access point on Nowthen Boulevard should remain open.

Community Development Director Gladhill reported that this was the last opportunity for the Planning Commission to review the request. He noted that the Council would consider the final plats for the two phases separately.

Commissioner Bauer misunderstood how the parcel was being platted. He explained that his motion would be to approve Phase I of the Harvest Estates Plat.

Community Development Director Gladhill explained that this would entitle the developer to 32 lots within the development at this time. It would then be the hope that the remaining 12 lots would be developed at some point in the future, but there was a risk to the developer.

Assistant City Administrator/Economic Development Manager Brama reported that Phase I of the development coincides with the Purchase Agreement and the remaining lots would remain outlots for development in the future. He questioned what the risk to the developer would be on the remaining 12 lots.

Community Development Director Gladhill indicated there would be added risk to the developer, but reiterated that the Planning Commission was a recommending body to the City Council.

Chairperson Levine questioned if the motion on the floor would breach the current Purchase Agreement.

Community Development Director Gladhill stated there was a potential that the motion would conflict with the Purchase Agreement.

Assistant City Administrator/Economic Development Manager Brama reviewed the approval process for the Preliminary and Final Plats of Phase I and II. He noted that this evening the applicant was requesting Preliminary Plat approval for both Phases I and II, while the Commission was suggesting approval of only Phase I. He commented that the Final Plat of Phase II could not be approved until after the property for Phase II was closed. He did not believe the intent of the Purchase Agreement would be broken by approving only Phase I of the Preliminary Plat. The only change would be the entitlement assumed by the developer. He indicated that the Commission was not proposing to change the lot sizes or design of Phase II. He questioned if the developer supported moving forward in this manner.

Community Development Director Gladhill commented that there would be added costs to hold a second public hearing for Phase II of the Preliminary Plat approval process.

Commissioner Andrusko called the question. There was no second and discussion continued.

Commissioner Brauer was unclear what the existing road would look like if the access point were to remain open.

Community Development Director Gladhill reviewed the alignment of the roadway with Nowthen Boulevard.

Commissioner Brauer was in favor of approving Phase I and II of the development with the stipulation that the access point to Nowthen Boulevard remain open.

Commissioner Bauer noted he could amend his motion to approve the Preliminary Plat for Phase I and II requiring that the Final Plat have 152nd Lane maintain the connection to Nowthen Boulevard.

Friendly Amendment

Commissioner Bauer amended his motion to approve the Preliminary Plat for Phase I and II of Harvest Estates requiring the Final Plat have 152nd Lane maintain the connection to Nowthen Boulevard.

Friendly Amendment

Commissioner Brauer suggested that this amendment also include the following language: That the City maintain existing access to Highway 5 until further study can be made of the traffic consequences with Nowthen Boulevard at which time a decision will be made about the closure of the road.

Commissioner VanScoy questioned how and when a determination would be made. He stated he could support the proposed modification.

Community Development Director Gladhill explained that a determination would be made prior to approving the Final Plat of Phase II.

Commissioner Bauer and Commissioner VanScoy supported this friendly amendment.

Community Development Director Gladhill stated the proposed amendments were consistent with the developer's plans for the project.

Randy Hedlund, Hedlund Engineering, wanted to see the preliminary plat approved for all 44 lots. He explained that the current alignment would allow for a connection to Nowthen Boulevard.

Assistant City Administrator/Economic Development Manager Brama indicated there could be a gap in time between the demolition of the fire station and work on Phase II.

Community Development Director Gladhill believed that this issue could be resolved at a staff level.

Motion by Commissioner Andrusko and seconded by Commissioner VanScoy to call the question.

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

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

5.04: Public Hearing: Consider Resolution #15-04-093 Granting Approvals for COR Parkview Addition and Parkview East

- 1. Preliminary Plat for Major Subdivision**
- 2. Site Plan for 121 Unit Apartment Building**

Public Hearing

Chairperson Levine called the public hearing to order at 9:08 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this file is to review the official Preliminary Plat and Site Plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one (1), four (4) story building with a total of 121 units with tuck under, detached garage and surface parking. Staff reviewed the request in further detail and recommended approval contingent upon conditions in the Development Agreement.

Citizen Input

Matt Kuker, PSD, appreciated staff's assistance and for providing a thorough report on the preliminary plat and major subdivision. He provided further comment on the design of the apartment complex with the Planning Commission. He noted that parking was not being counted on off site. He indicated the building could be shifted slightly to address staff's concerns. He reported that a community garden green space was located on the site. He explained there would be great color variations on the building.

Commissioner VanScoy reported this building was located in a mixed use zoning district. He questioned what other uses were proposed for the site.

Mr. Kuker indicated he was only proposing to locate an apartment building on the property.

Community Development Director Gladhill clarified that there would be a variety of uses on the block. He noted the Ramsey Office Plaza was located on this block.

Commissioner VanScoy requested further clarification from staff at a future meeting on how the City was defining a block. He believed that the apartment complex was over parked and questioned why the applicant was proposing to have more than two parking spaces per apartment. He recalled that the intent of the COR was to have shared parking.

Community Development Director Gladhill stated the 44 tuck under garages were not included in the surface parking. He discussed the parking situation further and noted the site was just under the City's requirements with its surface lot. Staff was concerned with the level of surface parking within this development and the Commission could make a recommendation regarding this matter.

Mr. Kuker indicated he would be willing to eliminate one row of parking to create additional green space.

Community Development Director Gladhill reported that he would work with the applicant to address the parking issue. He briefly discussed the expense of a parking structure.

Commissioner Bauer believed that this was a fair compromise.

Commissioner Andrusko asked if the developer would be connecting his site to the adjacent park or providing any retail amenities on the property.

Mr. Kuker believed it would be difficult to draw a retailer to his property given the fact it was off the main drive and if a hotel was built, the retailer would have zero visibility. He reported that if the demand was there, he would be open to the possibility.

Commissioner Brauer was in favor of holding a joint meeting with the Council to further discuss The COR and how it was developing. He wanted to see the COR develop successfully.

Community Development Director Gladhill indicated the Council was currently reviewing a strategic plan for The COR.

Motion by Commissioner Brauer, seconded by Commissioner Maul, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 9:38 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-03 granting Preliminary Plat and Site Plan Approval for COR Parkview Addition/Parkview East, with the stipulation that the amount of surface parking be reduced and the amount of greenspace be increased.

Commissioner Brauer noted he would be abstaining from this vote as he did not have clear plans from the Council on how The COR should develop.

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

5.05: Consider Approvals Related to Site Plan Review for Sunwood Village; Case of CommonBond Communities

- 1. Resolution #15-04-088: Sketch Plan (Minor Plat)**
- 2. Resolution #15-04-089: Site Plan Review**

Presentation

City Planner Anderson presented the Staff Report stating the City received an application for a Minor Plat and Site Plan for Sunwood Village, a proposed forty-seven (47) unit, three (3) story apartment building within The COR. The project site is located on Outlot A, COR ONE, or upon recording of the plat, Lot 1 Block 1 Sunwood Village, between Sunwood Drive and Veterans Drive, directly adjacent to the Residence at the COR property. The project proposes to replat Outlot A, COR ONE into a buildable lot to accommodate the proposed apartment building. There is an active Purchase Agreement between CommonBond Communities and the City for this parcel. The Purchase Agreement was entered into on May 20, 2014. Staff reviewed the request in further detail and recommended approval of the Site Plan contingent upon compliance with the Staff Review Letter dated April 3, 2015.

Commission Business

Justin Eilers, CommonBond Communities, discussed his companies 35 year history with creating high quality housing. He noted that the proposed complex would have 1, 2 and 3 bedroom units, along with a community room.

Commissioner VanScoy asked if any of the units would have ground access to Sunwood Drive.

Community Development Director Gladhill reported that preliminary plans showed access to Sunwood Drive; however, this was altered through later architectural renderings of the building.

Commissioner VanScoy questioned how large the tree trench would be.

Ken Simon, Miller Hanson Partners Architects, reviewed the size of the tree trench on the west side of the parking lot. He noted this trench would be a good way for the site to manage its stormwater. He discussed the energy efficient options that would be pursued for this building.

Commissioner VanScoy was not pleased with the aesthetics of the building and encouraged the architect to improve the design.

Commissioner Andrusko wanted to see enhanced architectural elements around the doorways with access at street level.

Mr. Eilers noted only five units would be served through access at street level.

Chairperson Levine stated he supported the look of the building.

Commissioner Nosan inquired if the new units would be market rate or affordable housing.

Mr. Eilers indicated the units would be affordable.

Motion by Commissioner Andrusko, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-088 Approving the Plat entitled 'SUNWOOD VILLAGE' having staff speak further with the applicant regarding street level access to units on Sunwood Drive.

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

Motion by Commissioner Andrusko, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-089 Approving the Site Plan for Sunwood Village having staff speak further with the applicant regarding street level access to units on Sunwood Drive.

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

5.06: Public Hearing: Consider the Surface Water Management Plan Update

Public Hearing

Chairperson Levine called the public hearing to order at 10:10 p.m.

Presentation

Civil Engineer II Linton presented the staff report stating the purpose of this case was to review the proposed updates to the Surface Water Management Plan (SWMP). As most of the regulatory provisions outlined within the SWMP are in the Zoning Ordinance, staff thought it appropriate to conduct a public hearing through the Planning Commission. He reviewed State Statute and watershed requirements regarding the SWMP. Staff reviewed the SWMP in further detail with the Commission along with the documents goals and recommended approval of the updated Surface Water Management Plan.

Citizen Input

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

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

Chairperson Levine closed the public hearing closed at 10:12 p.m.

Commission Business

Commissioner VanScoy questioned if the City's infrastructure would be impacted in any way by the proposed changes.

Civil Engineer II Linton did not anticipate this to be a concern, but would be investigated by staff.

Commissioner Brauer and Chairperson Levine commended staff on their efforts on the Surface Water Management Plan Update.

Motion by Commissioner Brauer, seconded by Commissioner VanScoy, to approve the Surface Water Management Plan and direct staff to forward this document to City Council.

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

5.07: Public Hearing: Consider Ordinance #15-08 Amending Off-Street Parking Regulations

Public Hearing

Chairperson Levine called the public hearing to order at 10:19 p.m.

Presentation

City Planner Anderson presented the staff report stating City Code Section 117-355 (Residential Development Off-Street Parking) currently outlines permissible locations for parking motor vehicles and equipment on residential lots. There are different standards for lots less than two (2) acres in size then there are for lots two (2) acres or larger in size. The purpose of this proposed amendment is to consider a standardized setback for parking motor vehicles and/or equipment in the side and rear yard of residential lots, regardless of their size. Staff reviewed the code amendment further and recommended approval of Ordinance #15-08.

Citizen Input

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

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

Chairperson Levine closed the public hearing closed at 10:22 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend that City Council adopt Ordinance #15-08.

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

6. COMMISSION / STAFF INPUT

6.01: Zoning Bulletins

The Zoning Bulletins were noted.

7. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 10:26 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.