

REPORT OF THE PLANNING COMMISSION

Date of Meeting: March 1, 2021

Report #1

The Planning Commission met at 4:00 p.m. on March 1, 2021 within the Council Chambers at City Hall and via remote audioconferencing. Due to the pandemic, social distancing guidelines and masks were required for in-person participation. Commissioners present were Lee Thao, Tom Brey, Shane Burkart, Jay Bemke, and Susan Feith. Absent was Dan Hanson, and Shane Blaser. Others partaking in the meeting included: Larry Koopman, Craig Broeren, Joel Ehrfurth and Robert Polzin. Tom Brey moved to nominate Jay Bemke to serve as Chairperson in Shane Blaser's absence and the attending commissioners approved unanimously.

The meeting was called to order at 4:03 p.m.

1. Approval of the reports from the February 1, 2021 Planning Commission meeting

Motion by Thao, second by Brey, to approve the reports from the February 1, 2021 Plan Commission meeting.

Motion carried (4 – 0)

2. PLAN-21-0095; Alliance Development — request for Certified Survey Map approval to combine lots and create an outlot, including the dedication of said outlot as public right-of-way, located at 1810-1830 8th Street (Parcel ID 3411723 & 3411724)

Motion by Burkart, second by Thao, to accept the request for Certified Survey Map approval in PLAN-21-0095.

Motion carried (4 – 0)

3. PLAN-21-0094; Community Development Department — Public hearing and action on a request to permanently zone a recently annexed unaddressed parcel on Grove Avenue, east of 16th Street South (Town Parcel ID 0700640) to I-1 Institutional District.

Public hearing opened at 4:07 p.m.

Speaking in favor: none

Speaking against none

Robert Polzin of 21st Place South inquired about the parking at the facility and whether Grove Avenue would be extended, to which Craig Broeren and the Director of Community Development responded.

Public hearing closed at 4:11 p.m.

Motion by Brey, second by Burkart, to approve the request for PLAN-21-0094 to permanently zone a recently annexed unaddressed parcel on Grove Avenue, east of 16th Street South (Town Parcel ID 0700640) to I-1 Institutional District.

Motion carried (4 – 0)

4. PLAN-21-0082; Connexus Credit Union — Site Plan Review and Architectural Review to construct a vestibule and other site improvements at 1930 8th Street South (Parcel ID 3411731).

Larry Koopman of Lampert Lee & Associates addressed the lighting plan and agreed to work with the City Engineering Department and/or Public works to satisfy the needs for pavement markings and signage at the crosswalk.

Motion by Bemke, second by Brey, to approve the Site Plan Review and Architectural Review to construct a vestibule and other site improvements at 1930 8th Street South (Parcel ID 3411731) in PLAN-21-0082 subject to the conditions below:

- a) The impervious surface ratio shall not be increased beyond the existing conditions, 89.9%.
- b) A maximum of 50% of the parking, including the off-site parking, for the use shall be permitted to exist within the front of the principal building.
- c) The Public Works Department shall review and approve any lighting within the right-of-way.
- d) Refuse enclosure vinyl fencing shall be solid and opaque of decoration on all sides.
- e) Applicable permits through City Hall shall be obtained.
- f) Community Development staff shall have the authority to approve minor modifications to the plans.

Motion carried (4 – 0)

Susan Feith joined the meeting

5. Community Development 2020 Annual Report

Staff gave a brief synopsis of the Community Development 2020 Annual Report

6. Adjourn

Motion by Thao to adjourn, second by Brey.

Motion carried (5 – 0)

Meeting adjourned at 4:29 p.m.