

PARK/PLANNING COMMISSION MEETING – September 13, 2022

MEMBERS PRESENT: Fred Keller, Andy Harvala, Barb Kastens, Tim Eiler, Miranda Schufman, Council Liaison Robert Smestad

MEMBERS ABSENT:

STAFF PRESENT: Assistant Clerk Kristine DeBoer, City Planner Ben Wikstrom

OTHERS PRESENT: Spartan Steel Jon Jochims

CALL TO ORDER: 7:00 PM

APPROVAL OF MINUTES:

Motion was made by Kastens and seconded by Schufman to approve the Parks & Planning Commission minutes from 8/10/22. Aye 4/0 Harvala abstained, absent

SITE PLAN REVIEW 4200 MAIN ST OWNER SPARTAN STEEL JON JOCHIMS ARCHITECT CODY TURNQUIST BUILDING CONSTRUCTION ON THE LOT NORTH OF THE EXISTING BUILDING IN A MU-BI MIXED USE BUSINESS INDUSTRIAL DISTRICT:

The following documents were provided to the Planning Commission for review.

- Application dated 8/16/2022/ Use of building: property owner vehicle Storage
- Site Plan dated 8/4/2022 sheets dated 6/16/22 A-1 thru A-3 as described as General conditions, foundation plan/floor plan and elevations
- 09-09-2022 City Planner Report
- 09-08-2022 City Engineer Report
- 08-29-2022 Fire Chief e-mail

Jon Jochims was present and made statement that the building will be almost identical to the one built on 4300 Main Street, just smaller. Building materials will be very similar. There was a concern about the turn-around, but the Fire Chief report indicates that this is not a problem.

Planner Wikstrom's report asked if the building should be treated as an accessory structure, as that is the intended use, and if that is the case the city does not typically allow. An accessory structure is not allowed to be the only structure on a lot, but there is nothing in the code that says an industrial lot cannot do that. If the building is going to match the principal structure, Wikstrom doesn't feel the city would have to require the lots to be combined. The concern is that if the business is sold as 2 lots the one lot would have a principal structure and the other lot would have a "nice garage" and what would be the future use of that building.

Jochims stated that it has never been their intention to combine lots and they want to keep the lots as is, along with separate sewer and water and asked what makes this an accessory building as compared to a primary structure. Wikstrom stated that primary buildings need a more comprehensive review compared to accessory buildings. He also stated that he felt it would pass either way and he thinks it is fine as it matches the primary structure.

Eiler asked about access into the second lot. An access easement was written for the properties as Hennepin County would not allow 2 entrances – too close to a stoplight.

Wikstrom requests architect T Cody to send revised/corrected elevations with the materials called out. Wikstrom will work with the architect regarding materials, meeting all standards, and landscaping.

Wikstrom would define the building as warehousing and the parking requirement is 1 spot per 1000 sq ft and 1 space per employee during busiest shift, which results in 5-6 spaces. Smestad asked if this applies for any future uses and Wikstrom answered that proof of parking is kind of shared between the 2 properties. He thinks a good condition to have would be if their properties are sold separately enough parking would have to be installed to handle that side of the building or to have a parking agreement between the 2 buildings that enough parking will be accommodated by both. Wikstrom will assist Adm/Clk/Trs with wording if needed.

Motion was made by Harvala and seconded by Schufman to approve with engineers requirements and pass along to the council. All aye 5/0.

GAMETIME COMPANY PLAYGROUND EQUIPMENT GRANT:

\$11,000 is in the park fund account. The tax levy would have to be increased so that enough money would be available to spend to be eligible for a grant. Suggestion was given to table this item and at the spring park tour look at the parks and prioritize what equipment should be added or replaced in each park.

Motion was made Eiler and seconded by Kastens to table. All aye 5/0

PARK TOUR UPDATE:

Document will be provided at next meeting with list showing what work has been completed. Commission does feel that the concrete step at Missile Park should be a priority, and something done sooner rather than later to prevent anyone tripping and getting hurt.

OTHER BUSINESS:

- 08/03/2022 Council and Public Hearing Meeting (FYI)
- 08/17/2022 Council Meeting (FYI)
- 08/23/2022 Budget Workshop (FYI)

ADJOURNMENT:

Motion was made by Eiler and seconded by Kastens to adjourn. Aye 5/0
7:40 pm

Respectfully Submitted

Kristine DeBoer
Assistant Clerk