

**CITY OF MEDINA**  
**PLANNING COMMISSION**  
Meeting Minutes  
Tuesday October 11, 2016

1. **Call to Order:** Chairperson V. Reid called the meeting to order at 7:00 p.m.

Present: Planning Commissioners Todd Albers, Chris Barry, Laurie Rengel, Kim Murrin, Robin Reid, and Janet White.

Absent: Robin Reid.

Also Present: City Planner Dusty Finke.

2. **Public Comments on Items not on the Agenda**

No comments made.

3. **Update from City Council Proceedings**

Anderson reported that the Council met the previous week and approved a change order for well #8, as well as approval for grant submission to the Metropolitan Council.

V. Reid asked if there were any specific comments from the Council regarding the concept plan for the AutoMotorPlex.

Anderson stated that the Council listened to the applicant and his presentation, although he could not remember specific concerns from the Council.

4. **Planning Department Report**

Finke provided an update.

5. **Approval of Draft Planning Commission Meeting Minutes.**

**Motion by Murrin, seconded by Rengel,** to approve the September 13, 2016 Planning Commission meeting minutes with the noted corrections. Motion carries unanimously.

6. **Public Hearing – AutoMotorPlex – PUD General Plan, Site Plan Review, and Plat to Construct 237,500 Square Feet of Private Garage Condominiums and Accessory Retail, Service, and Meeting Space on 19.17 Acres East of Arrowhead Drive, North of Hamel Road**

Finke went over the request from AutoMotorPlex, which would include various land use requests and a proposed development which includes 208,000 square feet of private garages that would be condominiumized and sold to individual owners. He stated that the site would also include 28,000 square feet of retail area related to the garage areas. He stated that the applicant owns a similar site in Chanhassen and has invited the Commission to visit that site following the concept review earlier this summer. He reviewed the current zoning and noted that the applicant is requesting a PUD which would allow flexibility to the underlying standards to provide more flexibility for a better development. He stated that the applicant has suggested this PUD zoning because of the relatively unique use. He noted that staff

attempted to summarize the comments from the concept review within the staff report. He described the proposed layout of the site, noting that most of the garage doors will face the interior of the site. He noted that the City is underway in the process to update the Comprehensive Plan and advised that the subject property is still proposed to remain as business while the neighboring properties are proposed to remain as rural residential. He reviewed the setback requirements and the setbacks proposed by the applicant. He noted that staff has spoken with the applicant to advise that additional landscaping would be needed to buffer between the neighboring residential property. He reviewed the proposed building materials and architectural design proposed. He reviewed the proposed parking, noting that typically this amount of retail space would require additional parking spaces. He stated that the applicant believes the parking proposed would be sufficient, as the area is gated and noted that there would be additional space that could be converted to parking if needed. He noted that the Chanhassen site hosts large events, which tend to require on-street parking and shared parking with neighboring uses. He stated that the applicant has worked with Loram and has an agreement that the large events could use their parking. He noted that the applicant also proposed parking on two roadways. He noted that staff believes these large events would be better governed through special event permits rather than attempting to place conditions through this request. He noted that the events are limited and therefore the property is typically very quiet in use. He stated that a trail is proposed to the Loram site which would provide a connection if that area is used for shared parking. He stated that the Commission should begin discussion with the PUD request as the Site Plan is contingent upon that PUD. He stated that in regards to the phasing of the construction, staff had originally recommended that phase one be constructed within the first year and three years for the second phase. He explained that because of the number of buildings in phase one, the applicant is requesting three years for all the structures in phase one and up to seven years for phase two. He stated that in regards to the retail, the applicant would like to add a fitness center and to broaden the description of auto sales to include other types of motor sports as well as the availability of a coffee/sandwich shop. He stated that the applicant would like to increase the number of special events from once per month to 16 times per year.

Rengel asked for more information on what is included in phases one and two.

Finke reviewed the phasing plan as proposed, noting that the phasing as proposed by the applicant would better match what they experienced in Chanhassen. He noted that staff does not see a problem with allowing additional timing for the construction of the buildings.

Barry asked how many parking stalls the applicant needs for the large events.

V. Reid asked if each special event would require a permit or whether all the special events would be handled under one permit.

Finke stated that the special event permits are reviewed administratively and can be denied.

V. Reid asked if it is hard or easy for the City to deny a special event permit.

Finke stated that the City would have the option to approve or deny. He stated that the permit would not be ongoing and explained that in the beginning the permit would be for a shorter duration so that staff can gauge how the events go and make changes to future permits if needed.

V. Reid asked if a conditional use permit would be required for the retail uses as those are developed.

Finke stated that the intent would be for those to be permitted uses, so that slate of uses would be approved with the PUD. He noted that if the applicant wanted to do an alternate use not included in the list of allowable retail, that request would need to come back for approval.

V. Reid referenced the trail connection on the eastern side and stated that the Park Commission noted that they would like a bike trail on the western side. She received confirmation that the applicant is only proposing the trail on the eastern side.

White asked if this application encourages innovative approaches to storm water management in order to justify the PUD.

Finke stated that the applicant is still working to meet the technical requirements of the watershed. He stated he was not sure how that could be better achieved.

White referenced the concern of the property owner to the east regarding drainage and thought that she read that the applicant was going to provide more than adequate drainage.

Finke explained that today the site drains over land to the property to the east and explained that the storm water management proposed would provide a series of ponds to manage that drainage and then drain around the property to the east. He noted that what is proposed would be a reduction to what is currently occurring, but noted that in a large storm event the water would overtop the improvements proposed and still follow the current path to the wetland to the east.

Murrin referenced the architectural design and asked why the wood lap siding is not allowed in the business park zoning.

Finke stated that typically more durable material is required, such as stone.

Murrin asked if it would be sufficient to simply state that the material must be maintained appropriately.

Finke stated that the City has decided that it is appropriate to regulate building materials, noting that originally the intent was to get away from the use of metal in the zoning district and ensure that durable materials were being used.

Murrin asked if she had read correctly that the City was proposing to decrease the sewer and water connection fees because the City was requiring a bigger pipe for sewer and water.

Finke stated that he did not have that information off-hand but noted that the general City policy is to offer a credit when requiring a bigger pipe connection to support surrounding properties. He explained that this would save the City from having to install the larger pipe itself in the future.

Albers received clarification on which Loram site would be used for shared parking. He asked how many additional parking sites are available at the north Loram site.

Finke estimated 350 spaces at the Loram site.

Albers asked for input regarding the parking along the County roads.

Finke stated that the applicant proposes parking along Arrowhead and Prairie Drive, estimating 120 spaces available along one side of Arrowhead and 240 spaces if parking

occurs on both sides. He noted that Prairie Drive would be a similar amount. He stated that the County plans to overlay the roadway next year and there have been discussions regarding overlaying the shoulders to accommodate the parking.

V. Reid asked and received clarification that a PUD is being requested because of the unique mix of uses and because the use does not generally fit well within the business or industrial zones.

Finke confirmed that the PUD zoning district is the best logical choice for this type of use.

White received confirmation that this parcel is not included in the Highway 55 commercial district.

Bruno Silikowski, the applicant, stated that he has appreciated working with Finke and his staff and appreciates the time and support that he has received throughout the process. He stated that this product will allow the community to come together and to serve the community better. He stated that most of the events have a charitable aspect to them noting that the community of the AutoMotorPlex allows its member to enjoy their passion and share that with the community. He stated that the Chanhassen site has been in existence for over eight years and has support from the community and from the city staff and Mayor as well.

Murrin asked if the applicant has a place inside the building that would include the clubhouse.

Silikowski stated that the clubhouse would be within the retail space. He explained that a large amount of the retail space would be used as a gathering space for the members.

Albers asked for more information on the special events, specifically whether those would be spread out throughout the year or only in summer months.

Silikowski replied that the events would typically be in the warm weather months, April through November depending upon the weather. He stated that typically the events are four hours in duration, once per month, running from 7:00 a.m. to 11:00 a.m. He stated that he has asked for up to 16 events as sometimes there are fundraiser events in addition to the regular monthly event. He stated that the events are for marketing, which are good for sales and also to develop a relationship with the community and greater auto community. He stated that not every month would have two events.

Rengel asked how the regular monthly events compare to the special events.

Silikowski stated that the special events are generally smaller than the regular cars and coffee events. He noted that the cars and coffee events have grown over the years and began with just 50 cars. He stated that the number of cars coming in for display and the number of spectators are regulated and limited. He estimated 400 vehicles and about 1,200 people were at the most recent German special event that they recently hosted in Chanhassen. He stated that they can easily handle the traffic and spectator traffic within the campus for that size event. He expected that the events would be relatively small for the first few years, and grow as word of mouth spreads.

Barry stated that he is concerned with parking on Arrowhead.

Silikowski stated that they are projecting the type of volume described in the staff report, noting that typically people are carpooling together, both spectators and people showing vehicles.

Barry stated that he cannot envision that volume of people attending events without parking spreading to the neighboring streets.

Silikowski stated that they often get a large volume of people walking from neighboring residential developments and again noted that spectators often come together in one vehicle. He noted that a large amount of parking can be accommodated on the site. He stated that they do not receive complaints at the other location, noting that they have a good relationship with the County and City police. He stated that the people coming into the event are also spending money at the local businesses while they are in town. He stated that they have been able to fine tune the events and have not had a problem that they have not been able to correct and address.

Albers stated that the events are a four-hour period of time and people are coming and going, therefore the full number of attendees will not be at the site all at once. He received confirmation that people are driving their vehicles to the site for show rather than trailering the vehicles in.

White stated that the facility in Chanhasen is on a site zoned business and asked if there is any residential around that site.

Silikowski replied that there is residential development to the west of the Chanhasen site. He stated that there were concerns in the beginning with that site too, but noted that four people from the abutting residential development have become members. He stated that they are good neighbors, as they are aesthetically pleasing and the site for the most part is quiet.

White stated that the Commission needs to take that into account because of the volume of residential development near this site.

Silikowski stated that the site could develop as a FedEx delivery site or a manufacturing site which would have much more activity and would have a lot of traffic coming and going daily. He stated that typically there would only be about 12 people or less coming and going on a daily basis and therefore the site is quiet.

V. Reid stated that during the events at the Chanhasen site there is activity on the street and asked how that could be discouraged. She noted that sometimes there are hotrods that drive along the roadway at that Chanhasen site that are not part of the event.

Silikowski stated that activity does bother him and therefore he has discussed taping off the area to discourage that. He stated that they would create barricades to discourage that activity in Medina. He stated that they would partner with the police and would not tolerate that type of activity. He noted that the Chanhasen site is run by an association and therefore he does not have the power that he once did at that site, but advised that he would have more power at the Medina site and would continue to partner with the police to discourage that activity.

Murrin asked if the intention would be for Silikowski to hand off the Medina site to an association in the future.

Silikowski stated that by law he has to hand off the site to an association within five years, but noted that he would have much more input and control at the Medina site as the retail

space will be leased. He noted that he has learned through the Chanhassen site and can apply that knowledge to this site.

Rengel asked the reasoning for the similar phasing to Chanhassen, as she would think perhaps this site would develop faster being that the developer has already gone through a similar development.

Silikowski stated that he would hope that the development would occur faster, but noted that he would still like to plan for the three years in case that does not happen and the development mirrors that of Chanhassen; stating that you hope for the best, but plan for the worst. He stated that things can change and therefore he would like to plan for good risk mitigation, noting that the economy can always change and he would like to be prepared.

Rengel asked if parameters would be put into place before the site opens to discourage the “drag racing” on the street.

Silikowski confirmed that there are things they can do from the beginning to discourage that activity. He stated that this site would have two entrances and exits, which would allow traffic to flow and would regulate that type of activity. He noted that there are other best management activities that they have gained that would also be applied.

Rengel asked if there are methods for crowd control and traffic control that could be applied here.

Silikowski stated that they limit the number of people to make events more manageable.

V. Reid asked for an example of the security fence.

Silikowski stated that there are photographs of the fencing used at Chanhassen, noting that the material may vary but something similar would be done.

V. Reid asked the hours of operation.

Silikowski stated that members have access to the site, but normal business hours are typical.

V. Reid asked if there are any concerns with the staff recommendations.

Silikowski stated that there are a few things that he has discussed with Finke that were mentioned in his presentation, like the number of large events or adding additional retail options, but otherwise does not have concerns.

V. Reid asked for information on the examples discussed previously regarding people that are not officially part of the event.

Silikowski explained that is why they partner with the police, as they want that type of activity stopped immediately. He stated that the intent is to house the activities within the site. He explained that they do not want to always use the shared parking at Loram, but simply wanted to plan for the times when they will need additional parking.

Barry asked if the fence will simply be along the north side of the property or the entire property.

Silikowski stated that you will never be able to stop people from walking into the site. He noted that the property is landlocked on three sides and therefore the front side will be fenced. He stated that security is a method to keep people safe and protect the vehicles, making it more difficult for people to drive off the site.

V. Reid opened the public hearing at 8:12 p.m.

Dave Klis, 167104 45<sup>th</sup> Avenue N in Plymouth, spoke in support of the AutoMotorPlex. He stated that he is nearing retirement and he needs space for his hobby, as his garage is too small, noting that his passion is restoring classic cars. He stated that he is looking for a community of automotive enthusiasts that he can gain information from. He stated that he is blown away at how the members maintain the garages and the passion for cars that people have at the Chanhassen site. He encouraged the Commission to approve the request.

Manny Villafana, 1482 Hunter Drive, stated that as he looks at the project he hears the concerns regarding garages and traffic, but stated that the pictures from Chanhassen show people that are of high living standard enjoying and investing in their passion. He stated that this will be a neighborhood of people that want to protect their investment and maintain the site. He wished that there had been a business like this when he was collecting cars. He spoke of the integrity of the applicant and his family. He stated that if the Commission or residents have not been to the Chanhassen site they should go see it. He stated that the coffee and cars event is a family event. He compared this hobby to golf, noting that unlike golf, this is something the whole family can do. He did not think a garage is an accurate description, as the facility also has kitchens and the whole family can spend time at the facility. He stated that this is a wonderful place that will bring good people into the community. He encouraged the Commission to support this request. He was not worried about the crowds.

James Lane, Medina resident, stated that he lives about two miles from the proposed facility, but noted that he is present as the Attorney for Leslie Borg who has the 20-acre parcel immediately east of the project site. He stated that the Borg's property consists of a horse facility and riding arena, which is the only occupied property around the Loram property. He expressed concern with the density/intensity of the development and the importance that development of this site be a well designed attractive looking workable transition to the rural residential core of Medina south and west of this site. He stated that this site has been zoned for business/industrial use for some time. He stated that Ms. Borg does not have quarrel with the intended business/industrial use of the property. He stated that staff will have time to ensure that the development will not only suit this property but also act as a transition to the rural residential core neighboring this property. He stated that Ms. Borg is also concerned with the management of storm water and runoff from this site, as her property is downslope of the Loram property to the west. He stated that he would like to be able to retain an independent water consultant to independently suggest best management practices for this site, as the water issues are a concern and priority of Ms. Borg. He stated that this seems to be a use that would be a better fit to a 40-acre parcel rather than a 20-acre parcel.

V. Reid encouraged Mr. Lane to speak with staff as they have information regarding the storm water management, as the plan states that 98 percent of the water will be maintained on the site which will be an improvement from what exists.

Paul Jaeb, 1595 Hamel Road, stated that his property is directly south of the proposed property and has lived there for 11 years. He stated that he has 11 acres of land and has horses and dogs as well as a garage filled with old cars. He stated that he is extremely troubled with this proposal and agrees with the comments of Mr. Lane regarding the density and intensity. He stated that he drives the road every day and is concerned with 1,000 people

coming to the site every other weekend. He stated that any parking along Arrowhead would be preposterous, as the roadway is a horse trail as well. He stated that this seems like a very bad fit and he is very concerned with the traffic this use would add to the area. He stated that the old cars are very loud and he was concerned that this would be a mechanic shop and he would be able to hear the tools from his property. He thought that due consideration should be given to the people that live nearest to this property.

V. Reid noted a written letter the Commission received that will become part of the record.

Finke confirmed that if additional written correspondence is received, it will be a part of the City Council packet.

V. Reid closed the public hearing at 8:34 p.m.

White stated that she visited the site in Chanhassen and appreciated the design standards. She noted that she did not attend during an event, so she cannot attest for that aspect. She stated that the applicant is willing to go above and beyond the design standards. She stated that she also has concerns with the storm water management and she would want to ensure that the highest storm water management possible is provided to ensure that the surrounding areas are not impacted. She stated that she cannot support flexibility regarding landscaping and believed the developer should be held to the standards designed. She also believed that the minimum setbacks should be provided.

V. Reid asked if the PUD standards were not met, would the application still move forward.

White stated that in her opinion the request does not meet the requirements for a PUD.

Murrin stated that she believes that it does meet the requirements for a PUD and that it is an innovative use with high quality materials and design that exceed the standards. She stated that the wetland would be maintained which would meet the third criteria in the PUD requirements.

Albers agreed that the site would meet the individual criteria for a PUD, echoing the comments of Murrin. He stated that the storm water management would also be enhanced compared to what is currently provided on the site. He stated that open spaces would be a challenge because of the size of the development, agreeing that this is an intense development. He did not think adding additional land would improve the situation, as the paved area would simply increase to connect the spaces. He stated that he would support the PUD.

Rengel stated that she also supports a PUD for this request. She echoed concerns with storm water management.

Barry stated that this site is zoned business and therefore could develop into a warehouse with much more regular traffic coming and going from the site. He stated that in his opinion this is a much better fit and use for the site and therefore could support the PUD.

V. Reid agreed that this is an innovative unique use of the site and therefore would also support the PUD. She stated that now that there is consensus on the PUD, the Commission can discuss the Site Plan and recommendations. She asked what would happen if the storm water requirements are not met.

Finke provided additional information on the storm water requirements and design standards in terms of rate and volume. He stated that if there were a nine-inch rain event it would flow off the site, as a system cannot be designed for those large events; noting that occurs today as well on the site unimproved. He stated that there is a maintenance agreement that requires maintenance of the storm water facilities.

V. Reid mentioned landscaping and stated that it appears the only issue is the requirement for 70 percent opacity.

Finke stated that staff has not seen a plan which increases the interior greenspace areas. He stated that the applicant is looking to increase the setback by five feet near the retail area and increasing the landscaping for opacity near the parking, but does want to have discussions whether that meets the 70 percent. He noted that the PUD can provide flexibility in some areas, but could also include enhancements in other areas.

Albers stated that he would suggest extending the landscaping along the southern border edge, noting that he does not notice any overhead trees along that area.

Rengel agreed with extending trees around that edge, noting that the other sides are sufficient and additional landscaping will be provided on the interior.

Barry stated that he is really opposed to any parking on Arrowhead and believed that there should be sufficient parking space on the site and between the Loram and Hennepin County sites. He asked if there is anything that can prevent the parking along the road during those events, as that is where the congestion will come in, especially if the road is not widened.

Finke stated that posting no parking on the street would be a Hennepin County decision, but noted that street parking could be regulated through the special events permit. He stated that Hennepin County will let Medina take the lead on those decisions because Medina police have to enforce the parking. He stated that the special events permit will be the best method to regulate those activities because you can change the requirements as things move forward and you realize what will work best. He stated that things can be set more conservatively in the beginning and flexibility could be provided in the future should things work well. He stated that parking on Arrowhead is easy to enforce, as it can be posted no parking and people can be ticketed.

Murrin stated that she would be in favor of the shared parking agreement with Loram and Hennepin County and the applicant can encourage people to park on their site or those designated sites to keep people off Arrowhead and Hamel roads. She asked if the parking on Arrowhead would be needed.

Silikowski stated that he has spoken with Hennepin County about shared parking, but has not yet received a response. He stated that the County is going to widen and pave the road, with the walking trail on the side of the subject property. He suggested allowing parking on the east side of the road.

Albers asked for information on the flow of traffic.

Finke provided additional details on how traffic will flow out of the site.

There was discussion regarding the hot rods that may cruise by the event, but it was determined that the police will handle enforcement of that type of activity.

V. Reid asked if the Commission is comfortable with 16 special events.

Murrin asked if all the changes need to be addressed, such as the alternate retail uses of a coffee shop and sandwich shop.

Finke stated that staff can continue discussions with the Council, but noted that if there are special concerns, the Commission should call that out.

V. Reid asked if the parking along Arrowhead should be discussed.

Finke stated that is not a land use discussion and therefore that can be decided at a later time.

White referenced the minimum of 20 percent of the building to be brick, stone or glass, noting that the applicant's plan includes 14 percent of those materials.

V. Reid explained that is because of the garage doors.

White stated that her biggest concerns are on the retail building, noting that building exceeds the requirements.

Finke agreed that the retail building would exceed the class one materials requirement.

**Motion by Murrin, seconded by Albers,** to approve of the AutoMotorPlex PUD General Plan, Site Plan Review, and Plat to construct 237,500 square feet of private garage condominiums and accessory retail, service, and meeting Space on 19.17 acres east of Arrowhead Drive with the conditions noted in the staff report and the following additions: the approval shall be valid for three years for phase one and seven years for phase two, which amends item four; enhanced storm water improvements shall be provided for item six; additional screening on the south side shall be required for item ten; the uses should also include a fitness center, motor sports sales, coffee shop, and sandwich shop for item 12; item 17 shall limit special events to 16 per year. Motion carries 5-1 (White opposed).

Murrin stated that she would like to go on record to state that the project will do more good for the City and the economy of the City than the current site provides.

White stated that she feels that too many staff recommendations are listed that have not been integrated into the application, stating that she would like to see more recommendations put into the application and plan before she could support the request.

Finke stated that this will be presented to the Council on November 1<sup>st</sup>, noting that any comments provided up to one week before the meeting will be accommodated into the Council packet.

7. **Comprehensive Plan Open House Schedule**

V. Reid provided a brief overview of the upcoming open house schedule for the Comprehensive Plan.

Finke advised of a Steering Committee meeting that will be held the second or third week in November.

8. **Council Meeting Schedule**

Finke advised that the Council will be meeting the following Tuesday.

White volunteered to attend the meeting.

Rengel stated that she would like to join White at the meeting to see how the updates are conducted.

9. **Adjourn**

**Motion by Albers, seconded by Rengel**, to adjourn the meeting at 9:22 p.m. Motion carried unanimously.