

CITY OF MEDINA
PLANNING COMMISSION
Meeting Minutes
Tuesday April 9, 2019

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

Present: Planning Commissioners Aaron Amic, Peter Galzki, Beth Nielsen, Kerby Nester, and Robin Reid.

Absent: Planning Commissioner Cindy Piper and Rashmi Williams.

Also Present: City Planning Director Dusty Finke.

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

No comments made.

3. **Update from City Council Proceedings**

Finke reported that the Council met the previous week and approved the Thiesen CUP and the Preliminary Plat and amended PUD for the School Lake Preserve, as recommended by the Planning Commission. He stated that the Council also approved two road projects for this year, the reconstruction of Brockton Lane and Hickory Drive. He stated that the City is currently looking for help in the public works department, hiring seasonal and permanent employees.

4. **Planning Department Report**

Finke provided an update.

5. **Public Hearing – 172 Hamel Road – Steve Andres – Planned Unit Development Concept Plan Review for Restaurant Constructed with Shipping Containers**

Finke presented a request for a PUD concept plan review for Charlie's Restaurant at 172 Hamel Road, which is proposed to be constructed with shipping containers. He explained that a PUD is meant to achieve a set of objectives in return for flexibility from the traditional zoning codes. He provided an aerial photograph of the subject site along with the rendering of the concept constructed out of shipping containers. He stated that the Uptown Hamel district calls for a mix of uses on the site and allows for commercial or residential development. He stated that the City is currently reviewing the Uptown Hamel standards with help from a University of Minnesota student group and the final report is expected in May. He reviewed some of the design feedback that has been received thus far in the process, noting that there is a strong desire for additional restaurants and food service in the Uptown Hamel area.

Finke reviewed the proposed site layout including design, outdoor/rooftop dining, parking, and access.

Amic referenced a comment that was referenced in an email comment regarding snow and asked if that would be related to stormwater management.

Finke stated that there is a staff comment related to a snow storage plan in attempt to avoid future issues.

Grant Bender, applicant, stated that they would like to create a restaurant in Uptown Hamel and would like to bring something nice to the community. He stated that they have partnered with the Andres and together they are committed to adding to the community through investment and action. He provided background information on himself and his family. He stated that he has owned several very good restaurants that were successful. He stated that he would be the developer along with the designer of the menu and concept. He stated that he is working with Studio M Architects to develop this concept and provided examples of other projects the group has worked on. He stated that the focus for this restaurant would be to serve families and have a family style menu and carryout options. He provided additional information on the fast-casual dining concept, which has evolved from food trucks. He stated that this concept would provide Uptown Hamel with diversity that could spur additional development. He thanked Finke and his team for presenting the thorough staff report and believed that the staff suggestions can be accommodated.

Galzki asked what drew the applicant to this location.

Bender replied that the traffic flow and proximity to Highway 55 drew him to the proposed location. He noted that there are additional locations that could house potential restaurants but noted that he likes the corner location. He stated that he also likes the idea of having a patio adjacent from the library and adjacent to the park. He explained that location is important in the restaurant business and this location just drew him in.

Reid opened the public hearing at 7:31 p.m.

David Schubbe stated that this item was on the agenda for the Board meeting the previous night for his residential community. He stated that he has been a resident since January of 2007, after living in Plymouth for 30 years. He stated that he likes the idea of a restaurant in Uptown Hamel but has concern with traffic congestion and safety. He also expressed concern with noise pollution during construction and from traffic to and from the site. He also had concern with scent pollution. He stated that he would also be concerned with planning standards and did not think this proposal fits with the requirements. He referenced parking and expressed his concerns related to parking. He was concerned with available parking as the primary customer would be expected to be a takeout customer. He stated that the results of the student study have not yet been presented and would like to see the results from that study. He stated that while he would like to see a restaurant in Uptown Hamel, he was unsure that this intersection was the right location.

Larry Hoglund stated that he and a few partners have been investing in Uptown Hamel for the past 10 to 15 years and own about seven or eight properties. He stated that he and his partners have always envisioned Uptown Hamel to be a unique opportunity to create an old-world small-town community. He stated that they are pro-restaurant as an Uptown Hamel business owner, noting that they are often asked for a food service business in that area. He believed that the concept of high-quality food is a great concept. He stated that this would be a great addition and he fully supports this concept.

Reid closed the public hearing at 7:41 p.m.

Amic stated that he thinks this is a great concept. He stated that this will have a modern look but seems tasteful and retro as well. He stated that he likes the idea of a small place that would allow people in this area to get some food.

Nester stated that she agrees that this is a great idea and as a mom of small children it would be highly desirable to have high quality takeout food.

Galzki agreed that Uptown Hamel needs a restaurant. He stated that his family is often looking for a sit-down restaurant. He was unsure that this would be the right type and location compared to what has been envisioned for the area. He stated that it is a great idea and a great start, but was unsure that the location and architecture would be fitting.

Nielsen stated that she loves the idea. She believed that Medina needs to look at change and it would be nice to try something different. She stated that she likes the idea of the shipping containers.

Reid stated that she would love to have a restaurant in Uptown Hamel and understands the intent with the shipping containers. She noted that Uptown Hamel is supposed to have a traditional feel with traditional materials. She did not believe that the proposed architecture would fit with the existing character. She stated that perhaps the restaurant could have a different look or different location. She was also unsure that the PUD criteria would be met through this request.

Bender stated that he thinks Uptown Hamel is in poor quality, noting that there are many buildings that are not being maintained. He stated that there is an eclectic mix of people that frequent establishments in this area and he would be scared that the City would be afraid to make this area better.

Nester stated that this would touch on a creative environment of a PUD.

Nielsen stated that she would like to see the community take some risks. She stated that if the business were to not be successful, the shipping containers could be removed. She hoped that the community could support new ideas.

Finke stated that this will be presented to the City Council for future input the following week.

6. **Public Hearing – 500 Hamel Road – Patricia Raskob Trust – Subdivision of 8.6 Acres into Two Lots**

Finke provided details on the subject property and the adjacent property uses. He stated that the property owner provided an easement to the City for the construction of a stormwater pond, which handles stormwater from the Tower Drive area and was designed to accommodate the drainage from the western lot in exchange for the easement. He displayed the Preliminary Plat which identifies the two lots. He noted that the subject site is guided Uptown Hamel and the mixed-use designation would allow both commercial and residential development. He stated that the likely turnout of the ongoing Uptown Hamel discussions will be that this property would eventually be rezoned. He reviewed the shoreland overlay district and stated that lot two would fall within that category. He noted that a condition was included that recognizes that the property owner is aware of the stipulations and setbacks required. He identified the floodplains on the site and within the wetland areas. He stated that the applicant has provided a mitigation plan that would provide access to lot two without

impacting the broader floodplain. He stated that the owner would need to obtain approval from FEMA for the construction of any buildings on lot two.

Scott Schmidt, Coldwell Burnett, spoke in representation of the estate. He stated that they have been attempting to sell the property for many years and do have an interested buyer for the eastern portion of the lot. He stated that part of the agreement for the ponding is that the City would assist in the lot split if that were to be desired. He referenced the park dedication fee and stated that his belief is that cost should come in during a development stage rather than a lot split stage.

Finke stated that the Park Commission would discuss park dedication at their next meeting. He noted that park dedication fees are deferred to the construction phase rather than the lot split phase.

Galzki asked the type of development the interested party is interested in.

Schmidt replied that the interested party is interested in townhomes. He noted that they have been working with staff for over six months.

Reid opened the public hearing at 8:04 p.m.

Joe Cavanaugh stated that he owns the property in the middle and supports the lot split. He asked if the lot corners could be reviewed as his surveyor determined different placement for the corner locations. He stated that he would be great to see development on these sites and support the request.

Reid closed the public hearing at 8:05 p.m.

Amic stated that he is partial to this area as he lives in the neighborhood across the street. He stated that he does not see an issue with the proposed lot split.

Reid stated that this meets the criteria for subdivision.

Motion by Nielsen, seconded by Nester, to recommend approval of the subdivision, subject to the conditions noted in the staff report. Motion carries unanimously. (Absent: Piper and Williams)

Finke noted that staff intends to present this to the City Council at their meeting on May 7, 2019.

7. **4790 Rolling Hills Road – Jeff Pederson – Site Plan Review Request to Construct a Mini-Storage Building**

Finke presented a Site Plan review for the mini-storage located at 4790 Rolling Hills Road. He provided background information on the existing facility and expansion that has occurred since that time. He stated that the proposed building would be on the paved surface and would not increase the footprint of the site. He reviewed the zoning of the site and adjacent parcels. He stated that the subject property is 18 acres in site, but much of that is encompassed by the wetland to the east. He reviewed the proposed building dimensions and square footage for the building and total square footage of all the buildings on the site. He reviewed the current screening and additional screening that may be needed on the south. He recommended approval subject to the conditions noted in the staff report.

Dave Nash, 4610 Bluebell Trail, stated that he completed the original site plan and constructed the three buildings. He stated that this would be the construction of the fourth building. He noted that the intent on the building material was to match the existing buildings.

Nielsen asked if there are assurances that the building would match the plans, as she recalled that there were some issues in the past with the last expansion matching the plans.

Nash stated that he left the company prior to the construction of the last expansion and assured the Commission that the plans and locations would be followed.

Reid invited members of the public to speak but there were no comments.

Motion by Galzki, seconded by Nielsen, to recommend approval of the Site Plan Review, subject to the conditions noted in the staff report. Motion carries unanimously. (Absent: Piper and Williams)

8. **Approval of the March 12, 2019 Draft Planning Commission Meeting Minutes.**

Motion by Nester, seconded by Amic, to approve the March 12, 2019, Planning Commission minutes with changes. Motion carries unanimously. (Absent: Piper and Williams)

9. **Council Meeting Schedule**

Finke advised that the Council will be meeting the following Tuesday and Galzki volunteered to attend in representation of the Commission.

10. **Adjourn**

Motion by Nielsen, seconded by Galzki, to adjourn the meeting at 8:19 p.m. Motion carried unanimously.