

**CITY OF MEDINA**  
**PLANNING COMMISSION**  
Meeting Minutes  
Tuesday May 14, 2019

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

Present: Planning Commissioners Peter Galzki, Beth Nielsen, Kerby Nester, Cindy Piper, Robin Reid, and Rashmi Williams.

Absent: Planning Commissioner Aaron Amic.

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 on April 16<sup>th</sup> and approved the Final Plat for School Lake Preserve 2<sup>nd</sup> Addition, along with the vacation of the drainage and utility easements for the original plat in exchange for new easements. He reported that the Council approved the Maxxon variance and Site Plan review and provided comments on the Charlie's concept plan. He reported that on May 7<sup>th</sup> the Council received the presentation from the U of M students on Uptown Hamel, and also approved the rezoning of the five remaining properties in the northwest corner of the city to RR-UR for consistency with the Comprehensive Plan.

Piper referenced the use of a shipping container for the Charlie's concept and asked if the Uptown Hamel presentation addressed that idea.

Finke replied that the concept was reviewed prior to the final report from the Uptown Hamel group, similar to the Planning Commission. He stated that the potential applicant has received the input from the Commission and Council. He noted that staff followed up and explained that type of request would require a PUD and perhaps the applicant would want to attempt to meet the objectives of the Comprehensive Plan more closely. He noted that an updated Concept Plan has been submitted that would still use a shipping container but would be clad in barn wood that has the look of a grain elevator.

Reid asked if that request would still require a PUD.

Finke noted that he just received the updated concept and needs to review it further but did not believe that the concept would require a PUD.

Reid asked if the Council took any action based on the report from the students on Uptown Hamel.

Finke stated that action has not yet been taken, the Council simply received the presentation. He stated that the Council also directed staff to prepare approvals for the Raskob lot split at 500 Hamel Road and the mini-storage request.

4. **Planning Department Report**

Finke provided an update.

5. **Uptown Hamel Presentation**

Finke stated that the written report from the students was included in the packet, noting that a verbal presentation was provided to the Council the previous week. He played a portion of the video presentation for the Commission review.

Reid noted that there were recommendations at the end of the report that included potential resources. She asked what the next steps would be for the Uptown Hamel area. She stated that it would seem that until a group decides to drive a plan forward, there would not be action.

Finke stated that there are things that staff can do to encourage development and there are things the City can do to incentivize people to move into existing spaces. He hoped that the outcome would be a little more telling on the impediments as to why something has not happened in Uptown Hamel but did not feel that the reports provided that feedback. He stated that the City will still have to investigate that issue further. He noted that staff has identified stakeholders/property owners in that area that have an interest in redevelopment of that area. He explained that in Uptown Hamel there are not empty storefronts, as there are in some communities, which brings a different set of challenges.

Reid stated that the idea of a farmers' market or bringing in food trucks would take organization from those in Uptown Hamel, rather than something the City would initiate. She referenced the city of Maple Plain which recently recruited for an Economic Development Commission. She stated that perhaps a Commission of that nature focused on the Uptown Hamel area could help to get some of that done. She provided examples of stakeholders and residents that could be helpful on that type of Commission.

Piper asked if there was feedback from the property owners in Uptown Hamel.

Finke stated that there was not much input from that group in this process. He stated that staff would have the resources to obtain input from that stakeholder group.

Nielsen stated that she would not want to displace the existing small businesses in that area.

Finke agreed that people's interests may not be aligned, between shop owners and property owners.

Reid asked if the Minnesota Main Street program would be worthwhile.

Finke stated that it could be helpful but noted that it would be a time commitment.

Piper referenced the comments related to coffee shops and restaurants.

Finke confirmed that those were responses from the resident input, which was not a surprise. He noted that there was also an interest in historic feel and design, building height, and potential parking concerns. He noted that there was also interest in mixed use.

Piper asked the success of the rental properties in Uptown Hamel.

Finke stated that residential rentals are limited in Uptown Hamel, but it was noted that there does not seem to be much vacancy.

Galzki stated that based on the comments of the Charlie's concept, there was an opinion that the business could be a potential catalyst for sparking additional development.

Nester provided an example of a restaurant in another community that sparked development.

Nielsen stated that a restaurant is a great concept, but people will be concerned with traffic.

Finke stated that the Comprehensive Plan speaks to preservation of the rural character, with the exception of Uptown Hamel. He reviewed the recommendations of the student group which include continued community engagement, noting that staff plans to continue that with the business owner and property owner stakeholder groups; completing a parking study, noting that would be hard without knowing the future uses; preserving the historical feel and lower building height, staff will review the design standards; and possibly encouraging food trucks to open the door for restaurants.

Reid stated that although it would be great to bring in food trucks when there are baseball games because of the increased amount of people in that area, that could conflict with the concession stand.

Nester stated that perhaps Celebration Day would be a good opportunity for food trucks.

Finke noted that the local restaurants offer food at that event, so that again would be competition.

Nester noted that it could bring in additional options.

Galzki stated that the Hamel Rodeo would be a good opportunity, or possibly the parade which begins around the 500 Hamel Road area. He stated that it would be a good opportunity to take advantage of the warm weather and large amount of people in the area. He stated that it would be a good opportunity to try new things because if something does not work, you can try something new the next year.

Finke stated that one interesting thing about Hamel is that it does not have the side streets for parking, as other downtown areas do, and also has steep slopes.

Galzki stated that perhaps the parking for the baseball fields and park could be used, or the VFW.

Finke stated that the Commission can watch the remainder of the presentation video online if desired, due to the technical difficulties. He stated that within his staff report he mentioned that the Comprehensive Plan encourages a mix of uses and provides a more specific range of density for residential. He noted that those elements should be addressed sooner rather than later to ensure consistency with the Comprehensive Plan. He stated that there is a piece of property that has been guided Uptown Hamel but has been zoned differently, referencing 500 Hamel Road. He provided additional details and suggested changing the zoning for that property as well as removing the two subdistricts. He noted that a review of the design guidelines and materials could be completed in the future.

Reid asked if an architect could be involved with design guidelines.

Finke confirmed that could be a possibility.

**Motion by Williams, seconded by Nielsen**, to recommend that staff prepare an ordinance which addresses the density and two subdistrict issues in the Uptown Hamel district, and to also recommend that staff prepare an ordinance rezoning 492/500 Hamel Road. Motion carries unanimously. (Absent: Amic)

6. **Approval of the April 9, 2019 Draft Planning Commission Meeting Minutes.**

**Motion by Nielsen, seconded by Galzki**, to approve the April 9, 2019, Planning Commission minutes with noted changes. Motion carries unanimously. (Absent: Amic)

7. **Council Meeting Schedule**

Finke stated that he will provide the update to the Council.

8. **Adjourn**

**Motion by Galzki, seconded by Williams**, to adjourn the meeting at 7:59 p.m. Motion carried unanimously.