

CITY OF MEDINA PLANNING COMMISSION

Meeting Minutes
Tuesday March 10, 2020

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

Present: Planning Commissioners Aaron Amic (arrived at 7:01 p.m.), Peter Galzki, Ron Grajczyk, Beth Nielsen, Kerby Nester, Robin Reid.

Absent: Planning Commissioner Cindy Piper.

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**

Albers reported that the Council recently met to consider an ordinance amending Chapter 8 of the City Code related to residential parking. He stated that the Council did not share the same concerns as some members of the Commission and unanimously adopted the ordinance which reduced the minimum garage size from 440 to 400 square feet for townhomes. He explained that there was no concrete reason 440 square feet was originally chosen and the City's minimum was out of line with other communities, therefore the Council agreed that it would make sense to reduce to 400 square feet. He commented that 400 square feet was more aesthetically pleasing and seemed to fit better with the designs of buildings.

4. **Planning Department Report**

Finke provided an update.

5. **Public Hearing – Adam's Pest Control (Jar-Har, LLP) – PIDs 04-118-23-21-0001 and 04-118-23-24-0001 – Preliminary Plat, Rezoning, Conditional Use Permit, and Site Plan Review (Updated)**

Finke reported that the Planning Commission held a public hearing on this request in October of 2019 and noted that most aspects remain unchanged. He stated that the primary change would be related to access for the property. He explained that the original plan was to connect a new street through property east of the subject site to Willow Drive with a temporary right-in to the site from Highway 55. He stated that since that time staff and the developer have been working with the property owner to the east but have been unable to secure the necessary right-of-way and therefore are reviewing alternative options in the case that cannot be obtained. He stated that MnDOT has been consulted and to have access on Highway 55, full right and left turn lanes would be needed at that intersection to provide access to the property. He reviewed the different land use applications included in this proposal for what is intended to be an office building, warehouse, and potential restaurant.

Nielsen asked why the agreement with the property owner to the east was not enforceable, requiring the construction of the private road.

Finke explained that would be triggered with development of that site. He stated that MnDOT has stated that the Highway 55 full access would be allowed but alternative access options would be preferred when available.

Reid asked for information on the risk of an intersection at this point and whether a study would be helpful.

Finke replied that there are inherent risks for any intersection. He explained that this is not the ideal location, which is why alternatives are being explored but noted that a study would not be required.

Todd Leyse, applicant, stated that the plans remain the same. He stated that they would still run sewer and water connections through the private road easement. He explained that they are requesting highway access in order to move forward as they have not been able to make progress with the property owner to the east. He explained that if they are able to reach an agreement with the property owner to the east within the next four weeks, they would choose that option but need to move forward in order to proceed with construction. He confirmed that if he has to pay for the left and right turn lanes, he expects that access to be permanent but recognized that he would be at the mercy of MnDOT.

Nielsen referenced the comments from the engineer which provides a variety of options and asked if the applicant has an opinion on those options.

Finke stated that those options were a part of the discussion with MnDOT.

Leyse replied that they worked with MnDOT and the civil engineer in order to ensure that the turn lanes and other elements would meet their specifications. He noted that a separate permit would need to be filed with MnDOT and therefore the intersection plans would be subject to the review of MnDOT and any changes it may suggest.

Reid mentioned the possibility that a large volume of vehicles could be leaving the restaurant element at one time.

Leyse noted that there could be times when vehicles could queue leaving the site, but each vehicle would need to look for a safe opportunity to exit onto Highway 55.

Reid opened the public hearing at 7:22 p.m.

Don Jeszewski, 6215 Willow Drive, Corcoran, stated that he believes the access from Highway 55 would be a better access. He stated that if an access is provided onto Willow Drive, that will cause additional traffic onto the unpaved roadway from the Adam's Pest Control business. He asked how the north parcel would receive access if the road to Willow Drive is not constructed.

Leyse provided a response as to how that access would be provided to the northern parcel.

Jeszewski asked why the applicant would want the property subdivided at this time instead of when the proper access is available. He stated that it would seem that the City should require that the rest of Willow Drive be paved to the Corcoran line when the private road is constructed.

Galzki commented that it would seem to make sense to pave the additional 300 feet when the road is eventually constructed but noted that would depend upon the traffic report.

Finke provided additional clarification that the road would be paved to the access road but not to the Corcoran city line.

Reid asked if public safety has reviewed this plan and asked for input from Belland.

Belland replied that this access would not be as safe as an access at Willow but noted that the City has had similar types of access for busier locations, using the example of the Medina Ballroom. He agreed that the best option would be for access to be provided from Willow but stated that a left- and right-hand turn lane would make the Highway 55 access safer than it would be if vehicles were stopping in traffic to turn.

Nielsen referenced the suggestion for an eastbound bypass lane and asked for additional clarification, using an example of an intersection on Highway 12.

Finke explained that would be an option rather than a turn lane, which would be less desirable. He explained that the example Nielsen provided is a capacity element rather than a safety improvement.

Reid closed the public hearing at 7:38 p.m.

Galzki commented that he continues to support this proposed development. He stated that adding a right and left turn lane would suffice from a safety standpoint to allow the Highway 55 alternative if access cannot be gained to Willow Drive.

The other Commissioners agreed that while Highway 55 access would not be preferred, the alternative proposed would be agreeable.

Motion by Galzki, seconded by Nielsen, to recommend approval of the rezoning, preliminary plat, site plan review and conditional use permit subject to the conditions noted in the staff report. Motion carries unanimously. (Absent: Piper)

6. **Approval of the February 11, 2020 Draft Planning Commission Meeting Minutes.**

Motion by Nielsen, seconded by Galzki, to approve the February 11, 2020, Planning Commission minutes with the noted change. Motion carries unanimously. (Absent: Piper)

7. **Council Meeting Schedule**

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

8. **Adjourn**

Motion by Galzki, seconded by Nielsen, to adjourn the meeting at 7:43 p.m. Motion carried unanimously.