

MINUTES OF THE ZONING COMMITTEE
Thursday, July 28, 2016 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Makarios, Merrigan, Nelson, Reveal, Wencil, Wickiser and, McMahon
EXCUSED: Edgerton
STAFF: Jacquelyn Kramer, Cherie Englund, Bill Dermody, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Open Cities Health Center Inc. - 16-053-250 – rezone from RT1 two family residential to B2 community business, 127 Front Ave., between Rice Street and Park Street.

Jacquelyn Kramer presented the staff report with a recommendation of approval for the rezoning. She noted that District 6 recommended approval, and there were no letters in support or opposition.

Commissioner Wencil asked for clarification of the history of this property. Ms. Kramer referred to a photo showing the B2 half, where there is a health clinic and parking lot. She said the RT1 property is a vacant lot that the applicant is proposing to rezone to B2 for parking and green space.

Commissioner Merrigan asked if a provision had been made to screen the parking lot next to the RT1 properties by either a fence or landscaping. Ms. Kramer deferred this question to the applicant.

Ms. Kramer said the revised staff report was due to an error under the staff recommendation where the address was corrected from 127 Front St. to 127 Front Ave.

Steve Miller with MSP Commercial, 1215 Town Centre Dr., Eagan, spoke on behalf of the applicant, Open Cities Health. Mr. Miller said they will be installing a wooden fence to screen the parking lot from the adjacent residences.

Commissioner Wencil asked how many parking spaces they will have. Mr. Miller said they will have about 27 parking spaces in addition to the current spaces available at the health center. He added that they have an agreement with HealthEast Clinic, located at 980 Rice St. to share 10 of these parking spaces. Commissioner Wencil also asked if there is a landscaping plan. Mr. Miller said they will be going through the site plan review process to address landscaping.

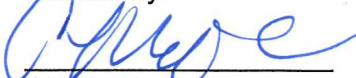
No one spoke in support or opposition and the public hearing was closed.

Commissioner Wencil moved approval of the rezoning. Commissioner Reveal seconded the motion.


The motion passed by a vote of 7-0-0.

Adopted Yeas - 7 Nays - 0 Abstained - 0


Drafted by:


Cherie Englund
Recording Secretary

Submitted by:


Jacquelyn Kramer
Zoning Section

Approved by:


Gaius Nelson
Chair