

MINUTES OF THE ZONING COMMITTEE
Thursday, June 2, 2016 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Makarios, Merrigan, Nelson, Reveal, and Wencil
EXCUSED: Wickiser
STAFF: Tony Johnson, Cherie Englund

The meeting was chaired by Commissioner Nelson.

T.V. Eklund LLC - 16-037-270 - Rezone from VP vehicular parking to I1 light industrial at 476 Minnehaha Ave. W., SE corner at Mackubin

Tony Johnson presented the staff report with a recommendation for approval. He said there were no letters in support or opposition, and no recommendation from District 7.

Mr. Johnson responded to questions by Commissioners Merrigan and Wencil that a typical parking space is 9' by 18', the number of cars that would be allowed on the lot impound lot would be determined as part of site plan review by the zoning administrator, and that we cannot place conditions a rezoning. Chair Nelson asked if buffering would be addressed in the site plan review. Mr. Johnson said that they will be required to provide at least a 6' high visual screen.

The applicant, Clarence Kempke, 653 Burr St. said they are renting the 79' portion of the lot on the far west edge of the property that is currently zoned VP vehicular parking. TV Eklund, owner of CNS Services, is their landlord. He asked to push this to the property line. He said they will install screening that is 85% opaque so you cannot see into the property. Blake Burling, 913 Crown Ct., Mendota Heights, added that the screen is a fiber material with 85% opacity, which will be attached to the inside of a 6' high fence, using zip ties. Mr. Burling responded to a previous question presented by Commissioner Wencil regarding the number of cars. He pointed out that in the site plan they counted 42 to be the maximum number of cars, leaving room for tow trucks. Mr. Kempke added that it also leaves room for staff and customer cars.

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

Mr. Johnson clarified that site plan review including notification of the property owners within 350' is required as a condition of outdoor storage within 300 feet of a residential district. Based on that, the application for variance of the 300 foot separation requirement was withdrawn. Mr. Dermody added that Minnesota state law does not allow conditional rezoning.

Commissioner Wencil moved to approve the rezoning from VP to I1. Commissioner Reveal seconded the motion.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Cherie Englund
Recording Secretary

Tony Johnson
Zoning Section

Gaius Nelson
Chair