

MINUTES OF THE PROCEEDINGS OF THE PLANNING COMMISSION OF THE CITY OF CHAMPLIN IN THE COUNTY OF HENNEPIN AND THE STATE OF MINNESOTA PURSUANT TO DUE CALL AND NOTICE THEREOF

REGULAR SESSION
OCTOBER 17, 2016
CITY COUNCIL CHAMBERS

CALL TO ORDER THE CHAMPLIN PLANNING COMMISSION MET IN REGULAR SESSION AND WAS CALLED TO ORDER BY CHAIRPERSON R.J. THIEL AT 7:00 P.M.

ROLL CALL PRESENT WERE: CHAIRPERSON THIEL, COMMISSIONERS DAVID BOUCHARD, KATHY MANEMANN, MICHAEL PETERSON, AND NATE TRUESDELL. ABSENT: COMMISSIONERS STEPHANIE BITTERMAN, MATT BOLTERMAN, DAVID COSTELLO, AND TIM LACROIX. ALSO PRESENT WAS CITY PLANNER SCOTT SCHULTE.

ROLE OF THE COMMISSION CHAIRPERSON THIEL BRIEFLY REVIEWED THE ROLE OF THE COMMISSION.

APPROVAL OF AGENDA (OCTOBER 17, 2016) MOTION BY COMMISSIONER BOUCHARD AND SECONDED BY COMMISSIONER TRUESDELL, TO APPROVE THE AGENDA OF THE OCTOBER 17, 2016 PLANNING COMMISSION MEETING AS PRESENTED. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

APPROVAL OF MINUTES (SEPTEMBER 19, 2016) MOTION BY COMMISSIONER PETERSON AND SECONDED BY COMMISSIONER MANEMANN, TO APPROVE THE MINUTES OF THE SEPTEMBER 19, 2016, PLANNING COMMISSION MEETING AS PRESENTED. ALL VOTED IN FAVOR AND THE MOTION CARRIED.

OPEN FORUM NO ONE WAS PRESENT FOR OPEN FORUM.

PUBLIC HEARINGS
PROJECT 2016-22: THE CITY PLANNER STATED THAT IN JANUARY 2016 THOMAS REESE OLIVE OIL COMPANY OPENED AT THE CORNER OF HAYDEN LAKE ROAD AND T.H. 169. HE STATED THAT WHEN THE USE OPENED IT WAS PRODOMINANTY RETAIL SALES BUT THE OPERATION HAS BEEN DOING WELL AND HAS EXPANDED NOT ONLY THE RETAIL ASPECT BUT HAVE ALSO ADDED A KITCHEN TO PROVIDED DINING OPTIONS TO PATRONS. HE STATED THAT A CONDITIONAL USE PERMIT IS NOW REQUIRED AS THE APPLICANT WOULD LIKE TO FURTHER EXPAND THE DINING ASPECT OF THE BUINESS. HE REVIEWED THE ELEMENTS THAT THE CONDITIONAL USE PERMIT ARE MEANT TO ADDRESS. HE REVIEWED THE LIMITS OF THE MULTI-TENANT SPACE AND NOTED THAT STAFF IS RECOMMENDING THAT NO OTHER RESTAURANT USE BE ALLOWED INTO THE BUILDING TO ENSURE THERE IS SUFFICIENT PARKING AND TO MEET THE REGULATIONS OF THE ORIGNAL AGREEMENT FOR THE MULTI-TENANT SPACE. HE STATED THAT STAFF RECOMMENDS APPROVAL OF THE REQUEST SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

PUBLIC HEARING CHAIRPERSON THIEL OPENED THE PUBLIC HEARING AT 7:07 P.M.
NO COMMENTS MADE.

MOTION MOTION BY COMMISSIONER TRUESDELL AND SECONDED BY COMMISSIONER BOUCHARD, TO CLOSE THE PUBLIC HEARING. ALL VOTED IN FAVOR AND THE MOTION CARRIED.
THE PUBLIC HEARING WAS CLOSED AT 7:07 P.M.
CHAIRPERSON THIEL STATED THAT THE REQUEST LOOKS STRAIGHTFORWARD AND DID NOT SEE ANY CONCERNS.
THE CITY PLANNER EXPLAINED THAT THIS IS SOMEWHAT AN AFTER THE FACT REQUEST AS THE COMMUNICATION BETWEEN THE APPLICANT AND CITY STAFF WAS NOT COMPLETELY CLEAR AND THEREFORE IT WAS NOT KNOWN THE TYPES OF

APPROVALS THAT WOULD BE NEEDED. HE STATED THAT STAFF FEELS COMFORTABLE WITH THE REQUEST AND WITH THIS USE ON THE PROPOSED SITE.

CHAIRPERSON THIEL STATED THAT THE APPLICANT HAS BEEN A TERRIFIC PARTNER TO THE CITY AND THE COMMUNITY AS A WHOLE.

COMMISSIONER MANEMANN ASKED IF THERE HAVE BEEN ANY PROBLEMS WITH PARKING THUS FAR.

THE CITY PLANNER STATED THAT HE HAS HAD THE OPPORTUNITY TO OBSERVE PARKING AND HAS NOT NOTICED ANY PROBLEMS. HE NOTED THAT THE LOT WAS RECENTLY FULL FOR AN EVENT AT THE BUSINESS BUT HE DID NOT NOTICE ANY SPILLOVER PROBLEMS.

COMMISSIONER BUCHARD ASKED IF A VARIANCE WOULD BE REQUIRED FOR THE PARKING.

THE CITY PLANNER EXPLAINED THAT THERE IS A PROVISION WITHIN THE CITY CODE THAT ALLOWS FOR SHARED PARKING BETWEEN DAYTIME AND NIGHTTIME USES IN MULTI-TENANT BUILDINGS.

MOTION

MOTION BY COMMISSIONER BOUCHARD AND SECONDED BY COMMISSIONER TRUESDELL, TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE CONDITIONAL USE PERMIT FOR THOMAS REESE OIL AND BISTRO, SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO ADDITIONAL RESTAURANT SPACE SHALL BE PERMITTED TO OCCUPY THE MULTI-TENANT RETAIL BUILDING.
2. THE CONDITIONAL USE PERMIT SHALL BE FILED AND RECORDED WITH THE HENNEPIN COUNTY RECORDER'S OFFICE.

ALL VOTED IN FAVOR AND THE MOTION CARRIED.

THE CITY PLANNER NOTED THAT THIS ITEM WILL MOVE FORWARD TO THE CITY COUNCIL ON MONDAY, OCTOBER 24, 2016.

OTHER BUSINESS

THE CITY PLANNER STATED THAT THE CITY COUNCIL REVIEWED THE ANTIQUATED NOISE PERFORMANCE STANDARDS AND APPROVED THE AMENDMENTS WHICH NOW REFERENCE MINNESOTA STATE RULES AS RECOMMENDED BY THE PLANNING COMMISSION. HE STATED THAT THE COUNCIL ALSO REVIEWED THE FLOODPLAIN ORDINANCE AND APPROVED THE AMENDMENTS TO INCLUDE THE NEW MAP PANELS AND FLOOD STUDY.

ADJOURN
MOTION

MOTION BY COMMISSIONER TRUESDELL AND SECONDED BY COMMISSIONER MANEMANN, TO ADJOURN THE MEETING. ALL VOTED IN FAVOR AND THE MOTION CARRIED. THE CHAMPLIN PLANNING COMMISSION MEETING ADJOURNED AT 7:18 P.M.

ROBERT J. THIEL, CHAIRPERSON

ATTEST:

SCOTT SCHULTE, CITY PLANNER