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**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
FEBRUARY 24, 2020**

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OPEN MEETING AND WELCOME

Chairperson Evan Cordes called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on February 24, 2020.

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ROLL CALL

Evan Cordes, Chairperson	Present
Linda Bigelbach	Absent
Edward Caillier	Absent
Brian Carnes	Present
Curt Cooper	Present
Martin Jokinen	Present
Joseph Stumph	Absent
Jerry Moynagh, First Alternate	Present
Terri Dresen, Second Alternate	Present

Also present: Nolan Wall, Planning/Community Development Director; Jeff Melcoch, Cable Producer; Council Member Patricia Youker.

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APPROVAL OF AGENDA

Upon motion by Commissioner Cooper, seconded by Commissioner Dresen, it was

“RESOLVED, to approve the February 24, 2020, Regular Meeting Agenda as presented.”

Ayes – 6 Nays – 0

The motion carried.

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APPROVAL OF MINUTES

Upon motion by Commissioner Cooper, seconded by Commissioner Jokinen, it was

“RESOLVED, to approve the minutes of the January 28, 2020, Regular Meeting as corrected.”

Commissioner Moynagh referred to minor corrections submitted to staff to be incorporated as necessary.

Ayes – 6 Nays – 0

49 The motion carried.

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51 **OPEN TO THE PUBLIC**

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53 Chairperson Cordes opened the floor to the public at 7:06 p.m. for questions and
54 comments on items not on the agenda.

55

56 As no one wished to address the Commission, Chairperson Cordes closed the meeting to
57 the public at 7:06 p.m.

58

59 **PUBLIC HEARINGS**

60

61 A. Case 20-001: The Luther Group, LLLP – Comprehensive Plan Amendment,
62 Rezoning, Planned Unit Development Amendment

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64 Planning/Community Development Director Wall shared that the applicant is requesting
65 to incorporate the undeveloped subject property into the existing automobile dealership
66 through a Comprehensive Plan Amendment to re-guide from Industrial to Highway
67 Commercial, rezoning from Industrial to Planned Unit Development (PUD), and Planned
68 Unit Development Amendment. He said in 2015, the applicant received approval to re-
69 guide and rezone portions of the existing dealership properties to Highway Commercial
70 and PUD, respectively, to facilitate another expansion project. The undeveloped subject
71 property was not included and is guided/zoned Industrial, which is inconsistent with the
72 adjacent dealership properties. In September 2019, the applicant received approval for an
73 interim use permit (IUP) and site plan to construct a parking lot expansion to the existing
74 Acura/Subaru dealership onto the subject property. At the time, the *2040 Comprehensive*
75 *Plan* had not yet been adopted and could not be amended without restarting the already-
76 completed adjacent review period.

77

78 The applicant originally intended to begin the parking lot expansion project last year, but
79 construction has not commenced due to delays on the Luther Cadillac project on the east
80 side of U.S. Highway 61. A condition of approval for the IUP was that the applicant
81 submit the appropriate land use and zoning applications within nine months. The
82 proposed project is consistent with the following goals/policies of the *2040*
83 *Comprehensive Plan*: complete the build-out and build-up of the community by planning
84 for growth that accommodates local goals, including housing choice, commercial-
85 industrial growth and open space protection, all within the context of the regional
86 planning framework; achieve new investment on sites where the existing land use is no
87 longer consistent with the intent of the Comprehensive Plan in terms of use, economic
88 viability or physical quality; maintain and enhance commercial/industrial property
89 values; and continue to improve facilities for walking and bicycling.

90

91 Wall said that the subject property is undeveloped and the proposed parking lot
92 expansion project will increase the viability of the existing automobile dealership while
93 encouraging investment in the community. The existing sidewalk along Willow Lake
94 Boulevard is proposed to be extended to connect to International Drive, completing the
95 missing segment on the north side of the road. He said all three requests would bring the
96 site into conformance with the existing dealership with regard to zoning and guidance

97 and that staff recommend approval. He noted that the request has to go through
98 Metropolitan Council review but is qualified to be reviewed administratively instead of
99 the 60-day notice period which should fast-track the process.

100
101 Sean Murphy, LandForm Professional Services, said they were memorializing the
102 process last summer and were excited to get the project underway as well as the Cadillac
103 project as the parking area was needed for inventory.

104
105 Chairperson Cordes opened the public hearing at 7:10 p.m.

106
107 As no one wished to address the Commission, Chairperson Cordes closed the public
108 hearing at 7:10 p.m.

109
110 Upon motion by Commissioner Carnes, seconded by Commissioner Cooper, it was

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112 “RESOLVED to approve the proposed comprehensive plan amendment, rezoning, and
113 planned unit development amendment requests, based on the following findings of fact:

- 114 1. The proposed amendments and rezoning allow for expansion of an adjacent, existing
- 115 use by bringing the undeveloped subject property into conformance with the entire
- 116 development.
- 117 2. The site plan for the proposed parking lot expansion has already been reviewed and
- 118 approved as part of a separate review process.

119
120 Subject to the condition that the proposed comprehensive plan amendment shall be
121 reviewed and approved by the Metropolitan Council, in accordance with the required
122 procedures.”

123 Ayes – 6 Nays – 0

124
125 The motion carried.

126
127 **NEW BUSINESS**

- 128
- 129 A. Elect Chairperson;
- 130 B. Elect Vice Chairperson;
- 131 C. Appoint Economic Development Authority Representative and Alternate; and
- 132 D. Accept Annual Expense Allowance
- 133

134 Chairperson Cordes expressed his desire to continue to serve as Chairperson and turned
135 the meeting over to Vice Chair Jokinen. Vice Chair Jokinen asked for further
136 nominations for Chairperson but there were none offered.

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138 Upon motion it was

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140 “RESOLVED, to appoint Chairperson Cordes as Chairperson for 2020.”

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142 Ayes – 6 Nays – 0

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144 The motion carried.

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Commissioner Carnes suggested changing the bylaws for Chair and Vice Chair to two-year terms. Planning/Community Development Director Wall said the bylaws implied the roles of Chair or Vice Chair could continue as long as the individuals wished to serve in that role but staff could review for streamlining in the ordinance.

Commissioner Dresen asked if it was typical for Planning Commissions to have two-year terms. Planning/Community Development Director Wall said it was a similar process at his previous city but there was no established way to operate, adding providing the roles to change allows more people to be involved in facilitating a meeting and could be valuable.

Chairperson Cordes opened the floor for nominations for Vice Chair. Commissioner Jokinen offered to continue as Vice Chair.

Upon motion it was

“RESOLVED, to appoint Commissioner Jokinen as Vice Chair for 2020.”

Ayes – 6 Nays – 0

The motion carried.

Chairperson Cordes opened the floor for nominations for EDA representative and alternate, adding they have not met in the past six years. Current Commissioners Cooper and Moynagh indicated their interest in reappointment.

Upon motion by Commissioner Carnes, seconded by Commissioner Jokinen, it was

“RESOLVED, to appoint Commissioner Cooper as EDA representative and Commissioner Moynagh as EDA alternate.”

Ayes – 6 Nays – 0

The motion carried.

Chairperson Cordes outlined the 2020 expense allowance of \$20 per meeting for Chair/Secretary and \$15 for others including the additional allowance of \$10 per month for members to attend other meetings as requested.

Upon motion by Commissioner Jokinen, seconded by Commissioner Carnes, it was

“RESOLVED, to approve the 2020 expense allowance as outlined.”

Ayes – 6 Nays – 0

The motion carried.

193 Commissioner Dresden asked if the allowance could be donated back to the City.
194 Planning/Community Development Director Wall said the allowance is typically paid at
195 the end of the year rather than monthly and would inquire if donation of the allowance
196 back to the City is possible.

197

198 **OLD BUSINESS**

199

200 None.

201

202 **REPORTS**

203

204 A. Council Liaison

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206 Council Member Patricia Youker had nothing to report at this time.

207

208 B. Planning Commissioners

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210 None.

211

212 C. Staff

213

214 Planning/Community Development Director Wall shared items before the Planning
215 Commission last month that were approved by the City Council which included the
216 Creekview subdivision, variances and building addition at Jaycon on Labore Road, the
217 42-lot Frattalone subdivision on Centerville Road, and the Ramsey County indoor turf
218 facility. He said the March meeting would include an application for At Home
219 apartments with their final PUD plan and an application from Vadnais Square to
220 subdivide Experience Fitness suites into three separate suites with one to include Foss
221 Swim School and the others would likely be retail or restaurant-oriented.

222

223 Commissioner Dresden asked about the rebranding of the Ramsey County sports center
224 as TCO because there is already a TCO rink in Stillwater. Planning/Community
225 Development Director Wall said staff was not informed of any timelines and was
226 unaware of the rebranding launch and there has been no discussion of signage.

227

228 Commissioner Dresden asked how City Council addressed the watershed concerns from
229 the Frattalone site. Planning/Community Development Director Wall said the main issue
230 for that project was stormwater management and the residents were concerned with the
231 project's proximity to Twin Lake and that water issues at the Lake. He said the
232 Watershed's jurisdiction is multi-city/county and he is confident the Watershed will hold
233 the applicant to all requirements as part of their approval process which included an
234 outlet pipe through other property also owned by the applicant to provide some relief
235 from high-water levels. He noted more rainfall has been occurring naturally but that high
236 standards were already in place and the Watershed would do as much as possible to
237 provide best management practices on site.

238

239 **NEXT MEETING**

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241 Planning/Community Development Director Wall said the next meeting would be held
242 March 24, 2020.

243

244 **ADJOURN MEETING**

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246 Upon motion by Commissioner Jokinen, seconded by Commissioner Moynagh, the
247 meeting was adjourned at 7:25 p.m.

248

249 Respectfully submitted,

250

251 Cathy Sorensen, *TimeSaver Off Site Secretarial, Inc.*

DRAFT