

**City of Cottage Grove
Planning Commission
June 23, 2003**

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was duly held at City Hall, 7516 – 80th Street South, Cottage Grove, Minnesota on the 23rd day of June, 2003, in the Council Chambers.

Call to Order

Chairperson Bailey called the meeting to order at 7:00 p.m.

Roll Call

Members Present: Myron Bailey, Tim Booth, Ken Brittain, Rod Hale, Robert Hudnut,
David Lassen, Chris Reese, Bob Severson, Chris Willhite

Staff Present: Kim Lindquist, Community Development Director
John McCool, Senior Planner

Approval of Agenda

Severson made a motion to approve the agenda. Hudnut seconded. Motion carried unanimously.

Open Forum

Chairperson Bailey asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke.

Chair's Explanation of the Public Hearing Process

Chairperson Bailey explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and the City Council makes all final decisions. In addition, he explained the process of conducting a public hearing and requested that any person wishing to speak should come to the microphone and state their full name and address for the public record.

Public Hearings

6.1 CASE CUP03-023

Hansen's Auto Care has applied for a conditional use permit to allow expansion of the automotive and motor vehicle repair use at their current location at 8118 Hadley Avenue South.

McCool summarized the staff report and recommended approval subject to the conditions stipulated in the staff report.

Daniel Hansen, owner of Hansen's Auto Care, 8118 Hadley Avenue South, stated the current wooden fence enclosure is used for their recyclable materials (metal from discarded parts, old tires, etc.), and asked if the brick enclosure would be required for both the dumpster and the recyclables. McCool responded that staff is proposing that the applicant only construct a two-sided brick trash enclosure with gate, which would include the existing wooden structure, rather than the three-sided enclosure proposed. Hansen asked where the gate would face. McCool responded Belden Boulevard, as shown on the exhibit. He explained that the staff proposal is to extend the brick along the north side of the enclosure and then along the west side closest to the 12-foot door opening. Hansen stated that the gate would need to be on the west side to allow the trucks to access the trash enclosure. McCool stated that gate can remain there and they could utilize the existing recyclable area as before.

Willhite arrived at 7:15 p.m.

Booth asked if they would have to have some type of access from the north end to the recycle area. McCool stated that the enclosure would be 12 feet wide and the dumpster is only 7 feet wide, which allows about 2.5 feet on each side of the dumpster for access.

Brittain asked if the recyclables are hand carried from the enclosure into the truck when picked up. Hansen responded that everything is hand carried, so there should not be any problem getting past the dumpster to get access. Brittain noted that the 2.5 feet on each side of the dumpster is smaller than a typical doorway and asked if a doorway could be built into the brick wall instead. Hansen stated that access on the north side would probably be better for the recyclable pick-up. Brittain asked if adding a door should be included in the conditions. McCool responded that the door would not be a city requirement; it would be up to the applicant if he wants to put one in.

Hudnut asked where the landscaping would be located and if it was optional or required. McCool replied that the proposed fencing would be along and parallel to Belden Boulevard, landscaping would be located on the boulevard area between the curb of Belden and the privacy fence, and it is a recommendation of approval that they provide those improvements on the site.

Bailey opened the public hearing. No one spoke. Bailey closed the public hearing.

Brittain made a motion to approve the application subject to the conditions listed below. Hudnut seconded.

- 1. All applicable permits (i.e., building, electrical, grading, mechanical) and a commercial plan review packet shall be completed, submitted, and approved by the City prior to commencement of any construction activities. Detailed construction plans shall be reviewed and approved by the Building Official and Fire Marshall.***

- 2. Final exterior construction materials and colors for the principal structure shall be consistent with the materials and colors of the existing structure.**
- 3. Curbing shall be completed all along the north side of the hard-surfaced parking and drive aisle area in the northeast corner of the site. This curbing is necessary to prevent the surface flow of stormwater runoff across the boulevard and into Belden Boulevard.**
- 4. The applicant shall be responsible for the placement of a "STOP" sign onto Belden Boulevard.**
- 5. The landscaping plan shall be revised to address the items identified in the staff report. Said plan shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.**
- 6. A bona fide cost estimate of the landscaping improvements shall be submitted in conjunction with a letter of credit approved by the City in the amount of 150 percent of such estimate. Upon completion of the landscaping requirements, the applicant shall in writing inform the City that said improvements have been completed. The City shall retain the financial guarantee for a period of one year from the date of notice to insure the survival of the plantings. No building permit shall be issued until the required financial guarantee has been received and accepted by the City.**
- 7. The fence at the west end shall not adversely impede motorists' visibility as they access Belden Boulevard. The fence shall be entirely on private property and not encroach upon any portion of the public right-of-way. The applicant is responsible in maintaining this fence. The maximum height of the fence is six (6) feet.**
- 8. A fire lane acceptable to the Fire Department shall be maintained at all times.**
- 9. The city has no preference if the gas meter is inside or outside of the trash enclosure. If the natural gas meter is located within the trash dumpster enclosure, then bollards shall be installed at the front corners of the gas meter.**
- 10. Rock materials within the boulevard area paralleling Belden Boulevard are prohibited. If landscape mulch is used, it shall be maintained in such a way so as not to wash into the roadway as the result of surface water runoff from the parking lot.**
- 11. The applicant is responsible for maintaining all landscape plantings within the boulevard. It is recommended that the plant species are tolerant to road salt.**
- 12. Exterior storage of merchandise and/or automotive parts is prohibited, but may be allowed if within an enclosed area that is compliant with city ordinances.**
- 13. The trash enclosure structure shall be constructed of concrete block material that matches the exterior wall of the principal building. The walls shall be a minimum of**

six feet in height and constructed on a foundation footing. Bollards six inches in diameter and encased in concrete shall be placed at the entrance to the trash enclosure structure. The door/gate opening shall be a minimum of nine feet in width and made of chain link fence material or its equivalent with vinyl slats woven in the fencing to screen the dumpster.

Motion passed unanimously.

Applications and Requests

None.

Approval of Planning Commission Minutes of May 19, 2003

Severson made a motion to approve the minutes of the May 19, 2003, Planning Commission meeting. Willhite seconded. Motion passed unanimously.

Reports

9.1 Recap of June 2003 City Council Meeting

Lindquist reported that at the June 4, 2003, City Council meeting, the Council approved the boundary change for the two properties on Kimberly Court and approved an amendment to the subdivision ordinance doubling park dedication fees for new developments.

Lindquist stated that at the June 18, 2003, meeting, the Council approved the placement of the Ham Radio Club antennas on the West Draw and Inwood Avenue Water Towers; approved the final plat for Pine Summit 7th Addition, which is located south of 70th Street and is one of the last phases of the Pine Summit subdivision; held an assessment hearing for the continued enforcement and clean up at A&F Auto; appointed members to serve on the East Ravine Citizen's Advisory Task Force. She then gave some background information on the East Ravine, noting that the first newsletter was received by the consultant, and it has been placed on the city's web page, which will be our primary communication device about the project and any upcoming meetings. In addition, information will be in the *South Washington County Bulletin* and the Cottage Grove Reports. Lindquist reported that staff brought information to Council regarding the nuisance enforcement program, which is a property by property inspection of certain neighborhoods that is currently focusing on the west side of Highway 61. She stated that there was a lot of discussion about the location of residential trash containers, which are required to be out of public view. She explained that this led to a discussion on what to do with commercial and industrial properties that don't have enclosures or don't utilize existing structures. She stated that it is the city attorney's opinion that it is within the purview of the city to require properties to be brought into compliance with the trash enclosure requirements even though the ordinance would have taken effect after the projects were approved. She stated that this issue will be going back to the Council for further direction on requiring trash enclosures for commercial and industrial properties, and then to the Planning Commission to possibly revise the zoning ordinance regarding construction of trash enclosures. Bailey asked if the size of the trash enclosures

would also be looked at. Lindquist responded that the city would also enforce that. Lindquist then reported that the Council held a workshop to discuss extending Hamlet Park. She explained that the concept behind that discussion was the Oakwood project, and using the money from the sale of parkland to expand Hamlet Park by bringing in another pinwheel of ballfields, a new location for the parking lot and access drives, and other amenities such as trails. She stated that the Council also discussed extending Hamlet Avenue where it dead-ends and developing housing in that area, which is zoned and guided for residential use, and staff put together several concepts for development of that land. Since the Council meeting, staff found that a fair amount of ponding is needed for that area because of the modifications for Kohls and because the pavement management area never had appropriate water quality standards.

9.2 Committee Reports

None.

9.3 Planning Commission Requests

Brittain asked for an update on the Almar project and the timeframe for completion. Lindquist replied that several tenants in the retail portion have been issued permits for tenant finishes. She stated that the tenants so far include a Christian bookstore, a nail salon, a liquor store, and a Subway. She stated that the city has not yet received the building permit for the gas station. Brittain asked if there would be access from the trail on that corner to the trail on the other side of 70th Street, such as a crosswalk. Lindquist stated that she would look into that.

Hudnut asked for an update on Hinton Avenue. Lindquist responded that Hinton Avenue and 65th Street are now closed, but 65th is required to be open before the beginning of the school year, so the concentration is on getting 65th Street completed. Hinton should also be open this fall. She stated that there has been some coordination problems with the private utilities. She then stated that the portion of Hinton from 65th Street north was a separate bid project and won't be completed until fall 2004. Brittain asked if Hinton would be opened by the start of school. Lindquist responded that re-opening Hinton before the start of the school year is not a requirement of the contract, only 65th Street, but Hinton is supposed to be open this sometime this fall.

Hale asked if the AUAR being prepared for the proposed development in St. Paul Park would affect Cottage Grove and has the city responded. Lindquist that the AUAR does affect Cottage Grove, mainly from a traffic standpoint via 95th Street, which is proposed to connect with Grey Cloud Trail. She explained that the city's concern is traffic using Hadley Avenue to access Highway 61 rather than continuing down 95th Street to Jamaica and then to the highway, which was also discussed as part of the Mississippi Dunes Estates project. The AUAR expects traffic will take 95th Street to Jamaica Avenue. She stated that she is working on a response to the AUAR that will be sent to St. Paul Park. Lindquist stated that the city also has concerns about environmental issues, the uniformity of the application of critical area standards and MNRRA requirements, and stormwater management. Hale asked if the Council has a position on the proposed overpass on 95th Street across the railroad tracks to Grey Cloud Trail. Lindquist responded that this was discussed as part of the Mississippi Dunes project, and the city made provisions for that in the Mississippi Dunes project. She

stated that there would probably be some participation by St. Paul Park in this overpass because it is in the AUAR and the Rivers Edge project would benefit from it. Hale asked if Cottage Grove supports the overpass on 95th Street. Lindquist responded that the Council has not taken a formal stance on that topic. Hale stated that he believes that an overpass would be favorable to Cottage Grove and it is also critical to the St. Paul Park development because access would be limited. He stated that it would also solve part of the problem with the underpass on 103rd Street. Lindquist stated that when the Council talked about the overpass, it was more related to the 103rd Street issue more than the Rivers Edge project. Hale asked if Cottage Grove would get to preview the plans from the developer before they make application. Lindquist responded that the city has received the AUAR and some draft comp plan maps, which could be provided to the Planning Commission along with the city's initial response to the AUAR. Hale noted that he saw no public statement from Cottage Grove in the AUAR. Lindquist stated that staff is writing a response to the draft AUAR, which St. Paul Park must respond to and the AUAR modified to address those concerns. Hale then asked if the Cottage Grove Planning Commission would be involved in the process. Lindquist responded no unless the Commission wanted to be. She then stated that the city has consistently maintained that the primary issue is what happens with the traffic once it comes into Cottage Grove. Bailey asked if the conceptual drawings show the crossing. Lindquist responded that are no drawings or details; the AUAR just says that it would be best to have the overpass done by Phase 9. She explained what they are proposing is that the primary access is from Third Street and their traffic projections have a with and without 95th Street connection.

9.4 Response to Planning Commission Inquiries

Bailey stated that renderings of the proposed Gateway monument signs were included in the Commission packets. He noted that there would be signage on all four corners and that the Burnet pole sign would be removed and the intent is to change the bank pole sign. Hudnut asked if Coldwell Banker Burnet would have two signs. Lindquist responded yes, the Gateway North sign would be in the middle and the Coldwell Banker and Burnet signs would be above and below. Hudnut then asked if they would have a monument sign on their property as well. Lindquist responded that the Gateway North sign would be located at East Point Douglas and 80th Street and would be their primary advertising sign, but there would be smaller directional signs at the Hardwood Court, Hardwood Avenue, and at their driveway to direct customers to the entrance, which was changed to the rear of the property. Booth asked if US Bank and Tutor Time would be represented on any of the monument signs. Lindquist responded that she does not yet know who would be located on the sign on the US Bank corner. Bailey asked about signage for Kohls. Lindquist stated that her understanding is that they are going to have a sign off 80th Street, because that is where their parking lot is, and maybe a sign on Hardwood to direct people to the entrance.

Adjournment

Hudnut made a motion to adjourn the meeting. Brittain seconded. Motion passed unanimously and the meeting adjourned at 7:45 p.m.