

**MINUTES**  
**REGULAR PLANNING COMMISSION MEETING**  
**March 12, 2019 - 7:00 P.M.**  
**9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER

- A. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

*Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on March 12, 2019 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney.*

2. CITIZENS FORUM

*No citizens were present to address the Commission on items not on the agenda.*

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

*Vanderbloomer made a motion to approve the agenda with eliminating items 4(A), 7(A), and tabling item 5. Bautch seconded the motion. Motion carried 5-0.*

4. LETTERS AND COMMUNICATION

- A. Building Permits for January 2019 – *Removed from agenda.*  
B. Building Permits for February 2019

*Some discussion on February building permits*

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. January 8, 2019 – *Removed from agenda*

6. DISCUSSION ITEM:

- A. Discuss Parking & Allowable Outdoor Storage Ordinance Options

*Attorney Glaser provided a summary of his memo regarding allowable outdoor storage. He explained that the options he provided in his memo were taken from the City of Blaine's ordinances.*

*Glaser's question to P & Z:*

- 1. Where do you want people to store their recreational vehicles on their property?*
- 2. Do you want them to be screened or unscreened?*

*Glaser further explained that there are 3 definitions of recreational vehicles in the Lexington ordinance book, and the CSO's have a difficult time enforcing the rules. He added that every City has different ways of allowing recreational vehicle storage. Discussion ensued.*

*Koch stated that she like the option that bases the amount of recreational vehicle storage off of the percentage of the lot size. Discussion ensued.*

*Petracek explained that too much tightening of the ordinance for R.V. storage for our small staff can make it difficult for enforcement. He added that city hall does not receive a very many complaints on outdoor R.V. storage like we did with the front yard parking issues. He further explained that condensing the existing ordinance for ease of enforcement so the CSO's and building inspector have less conflicting definitions would be the best approach. Discussion ensued.*

*Attorney Glaser strongly suggested having a clearer definition of a "fish house" in the ordinance book. He incorporated the DNR's definition as suggested language. Discussion ensued.*

*Vanderbloomer stated that he would rather see the existing ordinances condensed with a few modifications to the "fish house" definition for ease of enforcement for the 2-3% of citizens that abuse their yards, and not penalize the 97% of citizens that are trying to follow the rules. Discussion ensued.*

*Attorney Glaser will draft an ordinance condensing the existing ordinance for outdoor R.V. storage for ease of enforcement with a clearer definition of a "fish house" for the April P & Z meeting.*

*No action was taken.*

*Discussion ensued.*

#### **B. Discuss Auto Sales Lots and Auto Service Stations**

*Petracek stated that there has been a lot of inquiry about putting an auto sales lot on the P & N Auto Sales property on Lake Drive. He added that the lot has been purchased by someone that intends to place an auto sales lot and service station on the property, but after the individual submitted a site plan that was reviewed by staff and consultants, the new property owner would need several variances and CUP's in order for him to move forward with constructing the business as he intends. He further explained that it would be difficult for staff and consultants to recommend approval of any CUP's or variances*

*due to the small size of the lot. Petracek recommended to the new owner about possibly purchasing the adjacent lot and combining the lots to make his business work. Discussion ensued.*

*Petracek further added that with the small and unusual lots located on Lake Drive, that maybe the best thing to do is make auto sales lots illegal all together. Discussion ensued.*

*Vanderbloomer stated he didn't want to prohibit auto sales lots all together if they were the new modern style. Vanderbloomer provided an explanation of the type of modern auto sales lot he would like to see in Lexington. Discussion ensued.*

*Attorney Glaser stated he would put together clarification on auto sales lot regulations to reflect the requirement of cars to be within the setback line and only allow for the modern style auto sales lot.*

*No action was taken.*

7. NOTE COUNCIL MINUTES:

- A. January 3, 2019
- B. January 17, 2019
- C. February 21, 2019

*Discussion about the new Boulevard Bar and Grille in Lexington and the approved liquor license.*

8. PLANNING COMMISSION INPUT

*Vandbloomer thanked the City for clearing storm drains in anticipation of the flooding. Discussion ensued.*

*Thorson stated that the old Xcel Energy poles are still standing on Hamline and South Highway Drive area. Discussion ensued.*

*Thorson also asked about the increased truck traffic on Hamline Ave. and their weight limits. Petracek stated he would check with the city engineer and public works.*

9. ADJOURNMENT

*Bautch made a motion to adjourn at 8:23 p.m. Koch seconded the motion. Motion carried 5-0.*