

**MINUTES**  
**REGULAR PLANNING COMMISSION MEETING**  
**January 14, 2020 - 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 January 14, 2020 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Mike Kaeding and Marie Dickover, Norhart Development; Chris Frye, Quad Press; Centennial High School Student.*

2. CITIZENS FORUM

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

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

*Bautch made a motion to approve the agenda as typewritten. Murphy seconded the motion. Motion carried 5-0.*

4. LETTERS AND COMMUNICATION

- A. Building Permits for December 2019

*No discussion on December building permits.*

5. APPROVAL OF PLANNING COMMISSION MINUTES

- B. December 10, 2019

*Koch made a motion to approve the December 10, 2019 minutes. Murphy seconded the motion. Motion carried 5-0.*

6. DISCUSSION ITEM:

- A. Election of Chairperson and Vice Chairperson for 2020

*Murphy made a motion to approve Vanderbloomer as Chairperson and Bautch as Vice Chairperson for 2020. Koch seconded the motion. Motion carried 5-0.*

- B. Recommendation to Approve Planning Commission Meeting Dates of Monday, February 10<sup>th</sup> and Monday, August 10<sup>th</sup> to Accommodate the Upcoming Special Elections

*Vanderbloomer made a motion to Approve Planning Commission Meeting Dates of Monday, February 10th and Monday, August 10th to accommodate the Upcoming Special Elections. Bautch seconded the motion. Motion carried 5-0.*

C. Discuss Lexington Lofts Revised Plans – Norhart Development

*Mike Kaeding, President of Norhart, explained that they were given direction by the Planning Commission to propose alternate plans for Lexington Lofts with modifications to setbacks of the buildings and a 4-story option for the project. Kaeding presented a PowerPoint with an overview of the proposed options 1-3 showing various modifications to the setbacks of the buildings. Discussion ensued.*

*Kaeding also explained the details of the proposed 4-story option for the east building, but still maintains approximate amount of living units. Kaeding added that Norhart still believes the 5-story option is their best option due to the 4-story option having a wing of housing abutted along the Dunlap Ave. residential area. Discussion ensued.*

*Koch asked which option is Norhart proposing to be their best option. Kaeding responded that Option #2 is the option that they would prefer to move ahead with.*

*Bautch asked if any amenities would be lost if the 4-story option was implemented. Kaeding responded by saying none of the amenities would be lost, but they would have to alter the plans considerably, which will cost them money and time.*

*Bautch asked about the sky lounge on the 5-story option and if outside residents would have access to it. Kaeding stated that he doesn't feel that would be the best option for the sky lounge. Bautch also expressed concerns with the loss of outside parking units with the 4-story option. Discussion ensued.*

*Vanderbloomer explained his concerns about the 18' parking stalls and the ability to park large trucks in the stall. Discussion ensued.*

*Planning & Zoning discussed all options proposed by Norhart.*

*Councilmember Hughes stated that there is nothing unique about this property, and this development is not even close to our zoning regulations. Hughes added that he is not against offering a Planned Unit Development (PUD), but this development exceeds his expectations for a PUD. Discussion ensued.*

*Attorney Glaser stated that the 4-story option violates the residential buffer zone. Vanderbloomer proposed to Norhart moving the east wing along the Dunlap residents to the north side by Northway Mall for the 4-story option. Discussion ensued.*

*Councilmember Hughes explained that if he was on the Commission, he would have them rework the 4-story option and bring it back to P & Z for further review. Discussion ensued.*

*Thorson stated he has no problems with a 5-story building being constructed in Lexington.*

*Thorson made a motion to recommend to the City Council to approve Lexington Lofts Option #2. Murphy seconded the motion. Motion carried 3-2*

D. Discuss Final Draft of Revised Outdoor Storage Ordinance.

*Vanderbloomer commended Attorney Glaser on his ability to hit all of the key points that the Planning Commission requested in the proposed outdoor storage ordinance. Discussion ensued.*

*Vanderbloomer made a motion to recommend to the City Council to approve the outdoor storage ordinance. Koch seconded the motion. Motion carried 5-0.*

#### 7. NOTE COUNCIL MINUTES:

- A. December 5, 2019
- B. December 19, 2019

*Bautch asked about O'Reilly's new building. Petracek explained that the City Council extended the time period for their preliminary plat, and they have resubmitted building plans to the building official, and are awaiting a draft development agreement. Petracek stated their intention is to begin construction in May.*

*Vanderbloomer asked about the new City Councilperson. Petracek stated that Brandon Winge was approved to serve out Mayor Murphy's term. Discussion ensued.*

#### 8. PLANNING COMMISSION INPUT

*Bautch asked about Conrad Koffler's house and garage. Petracek explained that Conrad has moved into an apartment and we are working toward potential legal action on the property. He added that the City has given him over a year to renovate his house and have the garage torn down. Discussion ensued.*

#### 9. ADJOURNMENT

*Bautch made a motion to adjourn at 8:19 p.m. Koch seconded the motion. Motion carried 5-0.*