

MINUTES
PUBLIC HEARING
&
REGULAR PLANNING COMMISSION MEETING
July 13, 2021 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER PUBLIC HEARING #1

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

Chairperson Vanderbloomer called to order the Public Hearing on July 13, 2021 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, and Ron Thorson. Excused Absence: Gloria Murphy. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Tony Scholts, George's Texaco.

Public Hearing the purpose of the Public Hearing is to consider a request to renew two (2) Conditional Use Permits (CUP) for an Automotive Service Station and an Automotive Sales Lot for the following property currently operating as "George's Texaco" (Property I.D. # 35-31-23-12-0030) Address: 9002 North Hwy Drive , Lexington, MN.

No citizens were present to enquire about the conditional use permit renewal.

Attorney Glaser explained that the existing conditional use permit that was issued to Mr. Scholts had expired, and it needs to be renewed. Discussion ensued.

2. ADJOURNMENT PUBLIC HEARING

Bautch made a motion to adjourn the public hearing at 7:02 p.m. Thorson seconded the motion. Motion carried 4-0.

REGULAR PLANNING COMMISSION MEETING

3. CALL TO ORDER

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

Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on July 13, 2021 at 7:03 p.m. Commissioners Present: John Bautch, Michelle Koch, and Ron Thorson. Excused Absence: Gloria Murphy. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Tony Scholts, George's Texaco.

4. CITIZENS FORUM

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

5. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Vanderbloomer made a motion to approve the agenda with a correction to item #7 – remove “public hearing” from the line. Bautch seconded the motion. Motion carried 4-0.

6. LETTERS AND COMMUNICATION

A. Building Permits for June 2021

No discussion on June 2021 building permits

7. APPROVAL OF PLANNING COMMISSION MINUTES

B. June 8, 2021

Koch made a motion to approve the July 13, 2021 minutes as typewritten. Thorson seconded the motion. Motion carried 4-0.

8. DISCUSSION ITEM:

A. Recommend to the City Council to approve the renewal of two Conditional Use Permits for an Automotive Service Station and an Automotive Sales Lot for lot parcel #35-31-23-12-0030.

Vanderbloomer asked if the changes made to the new conditional use permit (CUP) are mainly to the dates and times noted on the permit or are there other changes to the permit. Glaser stated those are primarily the changes. He is waiting for a professional survey on the driveway and parking spots from the architect. Glaser added that Mr. Scholts will need an easement over the Doug Otte property to allow access to the parking if he ever loses access through the car wash. Discussion ensued.

Councilmember Hughes asked about the addresses on the application – 9010 N. Highway Drive was noted on both applications. He added that George’s Texaco is 9002 N. Highway Drive. Glaser stated that is a mistake and will need to be corrected.

The Commission discussed the expiration date of the renewed CUP and whether it should be extended beyond six months or not. The consensus was to not extend beyond 6 months.

Vanderbloomer made a motion to recommend to the City Council the renewal of the two Conditional Use Permits for an Automotive Service Station and an Automotive Sales Lot for lot parcel #35-31-23-12-0030 with address corrections made to the Planning Applications submitted by Doug Otte and Tony Scholts. Koch seconded the motion. Motion carried 4-0.

9. NOTE COUNCIL MINUTES:

- A. June 3, 2021
- B. June 17, 2021

Some discussion on Council minutes

10. PLANNING COMMISSION INPUT

Bautch asked if it was illegal to place a sign underneath a Stop sign. Attorney Glaser said that it is. He added that there has been a sign zip tied to a Stop sign at N. Highway Drive and Restwood Road. Petracek said he would notify public works.

Petracek discussed Cook’s Auto Body and their realtor wanting the city to circumvent some of our zoning regulations to allow them to sell the property more quickly. Petracek added that as properties come available – Old O’Reilly’s, Blue Collar Barbeque, Red Rooster Auto Parts – he added that there would be more people wanting to put businesses in the locations that do not meet our zoning regulations. He just wanted to make sure that the Commission aware of many potential businesses being turned away. Discussion ensued.

Bautch also discussed garbage cans overflowing on some properties in his area. Petracek stated that if this occurs, he would need to notify the police department. The community service officer would talk to the property owner and possibly write them a ticket.

11. ADJOURNMENT

Bautch made a motion to adjourn at 7:42 p.m. Thorson seconded the motion. Motion carried 4-0.