

**MINUTES OF THE  
REGULAR MEETING OF THE PLANNING COMMISSION  
CITY OF EDINA, MINNESOTA  
CITY COUNCIL CHAMBERS  
MAY 22, 2013  
7:00 PM**

**I. CALL TO ORDER**

**II. ROLL CALL**

Scherer, Potts Carpenter, Kilberg, Cherkassky, Carr, Platteter, Forrest, Grabel, Staunton

Absent from Roll: Schroeder

**III. APPROVAL OF MEETING AGENDA**

Commissioner Carpenter moved approval of the May 22, 2013 meeting agenda.

Commissioner Platteter seconded the motion. All voted aye; motion carried.

Scherer seconded the motion. All voted aye; motion carried.

**IV. COMMUNITY COMMENT**

*During "Community Comment," the Planning Commission will invite residents to share new issues or concerns that haven't been considered in the past 30 days by the Commission or which aren't slated for future consideration. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on this morning's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Commission Members to respond to their comments today. Instead, the Commission might refer the matter to staff for consideration at a future meeting.*

No public comment.

**V. PUBLIC HEARINGS**

- 
- A. Variance. University of St. Thomas/Crown Bank/JMS Companies. 6433 McCauley Terrace, Edina, MN**

**Planner Presentation**

Planner Aaker informed the Commission the subject property is located on the east side of McCauley Terrace consisting of a vacant lot that is approximately one acre in size and that backs up to Arrowhead Lake. The lot is 44,099 square feet in area and was platted in 1975. The applicants are hoping to build a 2 ½ story home with an attached three car garage. The applicants would like to locate the new home at

a setback of 52.8 feet from the front lot line. The ordinance requires that the new home match the adjacent front yard setback of the home located south of the subject home. The property to the south is a neck lot with the home located 152 feet from McCauley Terrace right-of-way. The new home is proposed to be a walk-out with back yard views towards Arrowhead Lake.

Planner Aaker concluded that staff recommends approval of the requested variance based on the following findings:

The proposal meets the required standards for a variance, because:

- The practical difficulty is caused by the location of the home to the south and the required front yard setback based on a neck/flag lot.
- The encroachment into the setback would be consistent with other homes fronting the cul-de-sac. The request is reasonable given the location of the adjacent neighbor to the street, the setback required from the Lake and the easement areas within the lot.

Approval of the variance is also subject to the following condition:

1. The home must be construction per the proposed plans date stamped, May 6, 2013.
2. Final grading and drainage plans are subject to review and approval of the City Engineer prior to issuance of a building permit.
3. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the District's requirements.
4. The execution and recording of a Conservation Easement 75 feet upland from the Ordinary High Water level of Arrowhead Lake.

### **Appearing for the Applicant**

Steve Johnson and Teresa Ling from the University of St. Thomas

### **Discussion**

Commissioner Grabiell said he observed an encroachment between properties on one of the schematics. Planner Aaker acknowledged the encroachment, adding it would be a civil matter between the property owners.

### **Applicant Presentation**

Mr. Johnson reiterated City staffs position that the lot would be virtually unbuildable without a variance.

Ms. Ling explained that she, along with Mr. Johnson and fellow students attend a real estate program at the University of St. Thomas, adding they will follow this process through to completion of the new house and its sale. Ms. Ling said it's a great learning experience and a portion of the profits would go to student scholarships for St. Thomas. Johnson and Ling thanked the Commission for their time and asked for their support of the variance request.

## Discussion

A discussion ensued with Commissioners in agreement that the lot would be unbuildable without a variance, adding there are practical difficulties to support granting the variance.

## Motion

**Commissioner Potts moved variance approval based on staff findings and subject to staff conditions. Commissioner Platteter seconded the motion. All voted aye; motion carried.**

---

### **B. Final Rezoning, Final Development and Final Plat. Anderson-KM Builders (Byerly's) 7171 France Avenue, Edina, MN**

#### Planner Presentation

Planner Teague informed the Commission Lund Food Holdings is requesting final review for a proposal to tear down the existing 59,000 Byerly's grocery store, located at 7171 France Avenue and build the following in phases. The first phase would include a new 47,119 square foot Byerly's store and a six/seven-story 109-unit apartment building with two levels of underground parking (Building A). Phase two would include a six/seven-story, 77-unit apartment building with a first floor 10,711 square foot retail area and two levels of underground parking. (Building B.) and lastly a six-story, 48-unit apartment building with 11,162 square feet of retail space on the first level and two levels of underground parking. (Building C.)

Teague said this In building the first phase, the new Byerly's store would be constructed in the parking lot of the existing store at the northwest corner of the site, and Building A would be constructed in the southeast corner of the site. The existing store would remain open. When the new store is finished the existing store would be removed, and then Buildings B & C would be constructed.

Continuing, Teague explained preliminary approvals have been granted and at this time the applicant is seeking the following for this final review; Final Rezoning from PCD-3, Planned Commercial District to PUD, Planned Unit Development; (Including a Zoning Ordinance Amendment to establish the PUD Zoning District.), Final Development Plan; and Final Plat

Teague further explained that the underlying zoning of the property would be PCD-3, therefore, would be subject to signage requirements of that zoning district. The applicant has submitted a signage plan to approve for the overall development. The locations and size of pylon signs, wall signs and way finding signs are included in the PUD regulations for this site. This site is unique as a unified development, with four separate lots, four buildings, including three separate retail and three separate residential buildings. Site way finding will be important.

Planner Teague concluded that staff recommends that the City Council approve the Final Rezoning from PCD-3, Planned Commercial District to PUD, and Final Development Plan to build a new 47,119 square foot Byerly's store; a 6/7-story 109-unit apartment building with two levels of underground parking; a 6/7-story, 77-unit apartment building with first floor 10,711 square foot retail area and two levels of underground parking; and a six-story, 48-unit apartment building with 11,162 square feet of retail space on the first level and two levels of underground parking.

Approval is also subject to the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.
2. The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan as "Mixed Use Center – MXC," which encourages a mixing of uses, including retail and multifamily residential. The proposed uses are therefore consistent with the Comprehensive Plan.
4. The proposal would create a more efficient and creative use of the property. The Byerly's store would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment.
5. Pedestrian connections would be made from France Avenue to the Promenade from the north and south sides of the site, as well as through the middle.
6. The applicant is also proposing sustainability principles within their project narrative, and pledges an energy efficiency standard that would exceed the code driven energy efficiency standard by a minimum of 5%.
7. The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building.
8. The site circulation would be improved with a right-in and right-out added along France Avenue.
9. The proposed project would meet the following goals and policies of the Comprehensive Plan:
  - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
    - Locate prominent buildings to visually define corners and screen parking lots.
    - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.
  - b. Movement Patterns.
    - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.

- A Pedestrian-Friendly Environment. Improving the auto-oriented design pattern discussed above under “Issues” will call for guidelines that change the relationship between parking, pedestrian movement and building placement.
- c. Appropriate Parking Standards. Mixed use developments often produce an internal capture rate. This refers to residents and workers who obtain goods and services from within the development without making additional vehicle trips. Parking ratios for mixed use development should reflect the internal capture rate and the shared parking opportunities this type of development offers.
- d. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Approval is subject to the following Conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
  - Site plan date stamped April 26, 2013.
  - Grading plan date stamped April 26, 2013.
  - Utility plan date stamped April 26, 2013.
  - Landscaping plan date stamped April 26, 2013.
  - Building elevations date stamped April 26, 2013
  - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district’s requirements.
5. The Final Plat must be filed at the County within one-year after City Council approval. If the plat is not filed it shall be deemed null and void.
6. A shared parking and access agreement must be established across the Plat.
7. A park dedication fee of \$5,000 per dwelling unit is required. A portion of the park dedication funds shall be used to develop the water feature, and maintain an easement over it. The value of the easement shall be deducted from the park dedication requirement. The park dedication fees are due prior to issuance of a building permit per each unit.
8. Compliance with the conditions required by the city engineer in his memo dated May 17, 2012.
9. All public utility, roadway and sidewalk easements shall be dedicated to the City.
10. Attempts must be made meet an energy savings goal of 10%.
11. No delivery truck traffic shall be allowed on 70th Street.

12. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.

Teague further recommended that the City Council approve the Preliminary Plat to create a new four lot subdivision at 7171 France for the proposed project. Approval is subject to the following findings:

1. The proposed plat meets all Zoning and Subdivision Ordinance requirements.

Approval is also subject to the following conditions:

1. Approval of the Final Rezoning of the subject property to Planned Unit Development, PUD.
2. The Final Plat must be considered within one-year after approval of the Preliminary Plat, or the Preliminary Plat shall be deemed null and void.
3. A shared parking and access agreement must be established across the Plat.
4. A park dedication fee of \$5,000 per dwelling unit is required. A portion of the park dedication funds shall be used to develop the water feature, and maintain an easement over it. The value of the easement would be deducted from the park dedication requirement. The park dedication fees are due prior to issuance of a building permit per each unit.

### **Appearing for the applicant**

Jim Vos, Cresa

### **Applicant Presentation**

Mr. Vos delivered a power point presentation highlighting the changes to the proposal from preliminary to final and responding to the conditions stipulated by staff. Vos stated for the most part the final plans address previous issues, adding there are changes and minor clarifications. Vos did note that final plans contain an expanded store mezzanine and the addition of the requested architectural detail on the north face. Vos stated that housing remains relatively unchanged, though the exterior materials have been upgraded.

### **Discussion**

Chair Staunton asked Mr. Vos if Macy's and the property to the east (Wolfson) are on board. Mr. Vos responded at this time they have presented temporary construction licenses and/or reciprocal access easement agreements to both Macy's and Wolfson's. Vos added he meets with Mr. Wolfson tomorrow to finalize their agreements.

Chair Staunton commented that in general he finds the signage package complimentary but questions the height of the sign at the roundabout/Hazelton. Staunton asked Vos to speak to the signage package. Commissioners Scherer and Forrest expressed concerns with the signage package.

Mr. Vos explained that the signage package includes monument signs and their locations and size, way finding signage and wall signs. In response to Chair Staunton's question on signage near the

roundabout Vos explained that the sign is needed at a specific height due to the roundabouts interior height. Vos also pointed out that signage is important because this site contains four parcels with two uses and signage has to accommodate both pedestrian and vehicular way finding.

Commissioner Platteter also commented about the height of the pylon sign as previously mentioned by Chair Staunton. Vos reiterated that the intent of this sign is to enhance way finding and the height is needed because of the design of the roundabout. Platteter further questioned if signage facing the Promenade should match other Promenade signs.

A lengthy discussion ensued on signage especially the way the proposed way finding sign addresses the Promenade. Commissioner Scherer stated she would like to see the City develop a consistent sign “package” along the Promenade and for other parks. Scherer noted that currently signage is prohibited from facing a park. Chair Staunton acknowledged that currently the Ordinance prohibits signs facing City parks; however, that was the result of a conscious effort by the City to develop the Centennial Lakes area with the rear of the retail buildings facing the park; with no signage facing park property. Since the initial development of this area the Promenade has been greatly enhanced and it is becoming part of the Centennial Lakes park system. The question now is how to address signage on the “park”.

The discussion continued on signage with Commissioners expressing the need for amending the sign ordinance to address park signage and other Commissioners in favor of the signs as presented; noting flexibility is needed in way finding and in opening up the site to everyone including walkers of the Promenade. Mr. Vos commented that Byerly’s would be the first site along the Promenade inviting the public into their area to share their amenities.

Planner Teague pointed out that this request is for a PUD rezoning which is the reason a signage package was included. Teague reminded Commissioners a PUD rezoning is site specific. This sign “package” is only for this site; this project.

Commissioner Grabiell asked Mr. Vos to speak to drainage and underground water storage. Mr. Vos explained with the aid of graphics water flow, percolation, Swedish storage system, pipe gallery, swale and rain gardens.

Commissioner Platteter asked Mr. Vos the reasoning behind the covered sidewalk. Mr. Vos explained that the corporate office likes the idea of a covered sidewalk, adding it is part of the plan. Platteter said from his experience covered walkways don’t always age well. Platteter stated he isn’t in favor of deferring the parkland dedication fee as suggested by the applicant.

Commissioner Forrest asked the applicant to present the exterior materials board.

Mr. Holmes, Pope Architects, told the Commission that the building materials for the retail component and housing would be complementary. The freestanding store would consist of a metal roof edge and fascia, insulated glass in aluminum frame storefront system, precast concrete panels, scored, buff color, standing seam metal roofing and metal coping, and a manufactured stone base with brick on precast panel. The columns and pilasters are natural stone veneer. Continuing, Holmes stated the housing element would include metal coping, aluminum sunscreen, stucco, insulated vision glass in aluminum frame systems, stucco sign band for retail Building A and varying shades of brick.

## **Public Hearing**

No public comment.

Commissioner Grabiell moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; public hearing closed.

## **Motion**

**Commissioner Carr moved to recommend Final Rezoning, Final Development and Final Plat approval based on staff findings and subject to staff conditions. Commissioner Grabiell seconded the motion.**

Commissioner Scherer asked Commissioners Carr and Grabiell if they would accept an amendment to their motion that would include an additional condition that any signage proposed to face the Promenade “be held” until the City approves an ordinance regulating signage facing City parks. Planner Teague responded that amending the sign ordinance with regard to signage facing City parks would be a big undertaking, adding careful thought must go into any amendments to the ordinance. He suggested that signage facing the park be in coordination with signs along the Promenade.

Chair Staunton suggested that the amendment state that any sign facing the Promenade is consistent in size and appearance to what the City wants to see in signage on the Promenade.

Commissioner Carr said she can’t accept an amendment that would change the Ordinance; adding that would be too restrictive in her opinion. Carr pointed out the City stressed to the applicant during the preliminary review process and approval the importance of opening up their site to visitors of the park. Carr pointed out without adequate way finding signage visitors may feel they are trespassing on private property.

Chair Staunton stated that amendment was not accepted by the mover.

Chair Staunton asked Commissioners how they feel about deferring the Parkland Dedication on Building A until a certificate of occupancy is issued. Commissioner Carr stated in her opinion the applicant needs to determine the value of the easement area and the value of construction and deduct that from the total and present their findings to the City Council for their determination. Carr said she would like the applicant to calculate those figures before this proceeds to Council. Commissioners agreed to support the staff condition requiring that park dedication fees are due prior to issuance of a building permit per each unit.

Commissioner Carpenter stated he is generally supportive of the project with some reservations.

Commissioner Grabiell stated he supports the project as presented adding he looks forward to this redevelopment.

Commissioner Scherer stated she also supports the project; however, continues to have reservations on how signage addresses City parks.

**All voted aye; motion carried.**

---

**C. Site Plan Review. Brian Lubben, Walker & Associates/Fairview Southdale Hospital. 6401 France Avenue, Edina, MN**

**Planner Presentation**

Planner Teague informed the Commission Fairview Southdale Hospital is proposing to build a two-level 88,974 square foot addition for a new Emergency Care and Urgent Care Center at their site at 6401 France Avenue. The existing Emergency and Urgent Care facility would be remodeled for hospital use.

To accommodate the proposed addition the following is requested; a Site Plan Review, drive-aisle setback from 20-feet to 6-10 feet for the new round-a-bout drop off and pick up area and drive aisle in front of the addition adjacent to Crosstown Highway and a Parking Stall Variance from 2,728 to 2,051 spaces.

Planner Teague concluded that staff recommends that the City Council approve the Site Plan with Variances for Fairview Southdale Hospital based on the following findings:

1. The proposal would meet the required standards and ordinances for a Site Plan with the exception of the parking space variance and drive aisle setback variance.
2. WSB conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project; and the parking on the site would contain adequate parking to support the expansion and existing uses.
3. The variances requested are reasonable. The drive-aisle setback variance would have no impact on Crosstown Highway. There would still be a 40-foot green space separation between the freeway on ramp and the hospital drive-aisle. The parking study concludes that the site would be adequately parked.
4. The west parking ramp could be expanded should there ever be a need for additional parking for the site.

Approval of the Site Plan is also subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
  - Site plan date stamped April 24, 2013.
  - Grading plan date stamped April 24, 2013.
  - Landscaping plan date stamped April 24, 2013.
  - Building elevations date stamped April 24, 2013.
  - Building materials board as presented at the Planning Commission and City Council meeting.

2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. Compliance with the conditions required by the city engineer in his memo dated May 17, 2013.
6. Should delays and queuing become an issue at the France Avenue/65 Street intersection in the future, minor intersection turn lane and phasing improvements may be necessary. Should these improvements be required in the future Fairview Southdale Hospital will be responsible for their share of those improvements.
7. Fire lanes must be signed subject to review and approval of the fire marshal.

### **Appearing for the Applicant**

Robert Gruman, Administrator Fairview Southdale Hospital, Brian Lubben, Walker & Associates, Vicki Hooper and Amy Dunlap hGA.

### **Applicant Presentation**

Robert Gruman gave a brief history of the hospital and the request and introduced the development team. Concluding, Gruman asked the Commission for their support.

Vikki Hopper with the aid of graphics explained the 89,000 square foot emergency center addition. Hooper said the build out includes shell space on three levels and 9,420 square feet of renovated space. Hooper explained that the project includes observation units on the second level to accommodate patient stays of less than 24 hours, main level emergency services and basement area for office space. Hooper also added the helipad will be relocated and existing central plant will be enlarged to accommodate the additional program area.

Amy Dunlap explained to the Commission the materials that will be used on the addition.

Brian Lubben explained to the Commission the variance request for setback is to provide easy movement within the site for vehicles. The variance would be from the outermost curve of the roundabout. Continuing, Lubben explained the second variance is for parking, adding that Fairview Southdale Hospital (FSH) has conducted multiple parking counts and found on average the current daily peak usage is roughly 1,500 vehicles. Lubben said the highest count complied was roughly 1,700 spaces. Lubben noted the reduction from 2,575 spaces to 2,051 spaces would still provide 37 percent more parking spaces than the actual daily peak use and 21 percent more than the highest recorded parking usage. Concluding, Lubben stated that he believes the increased visits to the emergency room would increase incrementally.

Russ Williams addressed the Commission and stated that the new emergency center would be high quality and would meet the needs of the aging population. Williams said their goal is to provide absolute care for the region, adding Fairview Southdale Hospital ranks #1 in survival rates for heart attack patients. Concluding, Williams said the community deserves a great emergency room.

### **Discussion**

Commissioner Grabiell commented that he observed on the plans that there is quite a distance between the freeway and the ramp and questioned if the County would require screening. Grabiell said he wondered if vehicle headlights from the new entrance to the ER could shine on vehicles accessing Hwy 62 via the ramp off France Avenue. Commissioner Platteter also questioned if the County had any plans to widen the entrance ramp. Mr. Gruman responded that the plans have been submitted to MnDOT for their review.

Chair Staunton asked for a “walk-through” of the internal and external building functions before and after expansion. With graphics Gruman pointed out the changes to the site as the result of the expansion. Gruman also noted that the new emergency center (ER) would be constructed while the present ER is operating. This provides the utmost care of Fairview’s patients.

Commissioner Carr commented that she has used the ER in the past with her mother and expressed concern about emergency parking during the construction phase. Gruman said everything will be done to minimize difficulty in parking during this time. Gruman reported that they are considering starting a valet service for the ER and will add additional parking spaces at the front. Gruman acknowledged that emergency parking availability during the construction phase would need to be strictly monitored to ensure adequate parking.

Commissioner Forrest commented that she shares the concern about emergency parking and asked Mr. Gruman if he knows what the percentage of trips to the ER is from ambulances. Forrest said in her opinion more needs to be done to address temporary emergency parking; she stated presently emergency parking is confusing, adding parking may be adequate but its where the emergency parking is located that’s the problem. Gruman responded that he believes ¼ of the ER visits are by ambulance.

Commissioner Scherer also noted urgent care parking demands. Gruman said the reconfiguration of the interior spaces would bring the urgent care component closer to the emergency room, acknowledging adequate parking is a very important component during the construction phase and after.

Commissioner Platteter questioned the number of handicapped parking stalls indicated on the plans, adding the required handicapped parking spaces need to be met; however, it may be possible to provide more “short term” parking if this area exceeds the required spaces for handicap parking. Mr. Gruman responded that parking in front of the ER hasn’t been finalized, adding he would look into those numbers.

Commissioner Potts questioned if more parking could be accommodated elsewhere on the campus. Mr. Gruman responded that the ramp is designed to “hold” three more levels. Gruman reiterated FSH doesn’t want an issue with parking. Potts asked what would trigger another level. Gruman noted that parking spaces are carefully monitored and the hospital would request another level before the parking formula requiring an additional level would even “kick in”. Gruman also added that emergency parking appears to be at its highest during the evenings and weekends, not during peak times.

Commissioner Carr said the addition of valet parking for the ER is a good start and asked Mr. Gruman if Fairview was considering some type of roof top decking or green space. Mr. Gruman said those plans haven’t been finalized; however landscaping would be revisited, adding they plan on adding additional landscaping for this project.

Chair Staunton said his one concern is safety near the roundabout. He asked the applicant to take another look at spacing in this area.

Chair Staunton opened the public hearing.

### **Public Hearing**

The following spoke in support of the project:

Kevin Waterston, 7110 France Avenue, Edina, MN  
Martin Kirsch, 6729 Penn Avenue South, Richfield, MN

Chair Staunton asked if anyone else would like to speak to the issue; being none Commissioner Potts moved to close the public hearing. Commissioner Platteter seconded the motion. All voted aye; motion carried.

### **Discussion**

Chair Staunton asked Chuck Rickart, WSB traffic consultant if he had any comments on the project.

Chuck Rickart explained that he analyzed the potential traffic and parking impacts from the proposed expansion of the Fairview Southdale Emergency Center and broke it into three pieces; urgent care, existing ER and new space. Rickart said in the short term he finds no issues. He added no modification to the access is planned with the expansion project; however, the ring road is planned to be modified to include a new roundabout that will accommodate the new expansion. Continuing, Rickart pointed out redevelopment is planned in this area which includes the 65<sup>th</sup> Street intersection and when/if the growth of the proposed redevelopments causes this intersection to breakdown the hospital would be responsible for paying their portion of any changes/modifications made to the intersection.

Concluding, Rickart said with regard to parking that Fairview Southdale has very extensive parking numbers, adding his analysis supported their numbers and he was comfortable with those numbers.

### **Motion**

Commissioner Carpenter commented he has no problem with the proposal as submitted.

**Commissioner Platteter moved to recommend Final Development Plan approval based on staff findings and subject to staff conditions. Commissioner Potts seconded the motion.**

Chair Staunton suggested that the applicant take another look at the area between the new roundabout and MnDOT property and find a way to buffer that area and to ensure an adequate turn around radius. Mr. Grumman responded they would take the initiative and review this area and provide some form of buffer; probably through landscaping.

Commissioner Forrest also suggested that they take another look at emergency parking availability from the users perspective.

**All voted aye; motion carried. 8-0**

---

## **VI. REPORTS AND RECOMMENDATIONS**

### **A. Zoning Ordinance Update – Residential Development**

#### **Discussion**

Chair Staunton reminded the Commission for some time they have been discussing the impact of residential development and redevelopment and potential changes to the Ordinance. Staunton said at this time he would like the Commission to give input on how they want the public hearing (June 12, 2013) to proceed.

Commissioners indicated the public hearing should include the following:

- A brief presentation needs to be given at the onset chronicling the timeline of this issue (how the Commission got to this point).
- Acknowledge up front there are some issues the Commission doesn't agree on; however public input from residents, builders and the Commission will help finalize the process.
- The final discussion and "vote" on the proposed changes would be done at the June 26<sup>th</sup> meeting; again this gives the Commission and staff time to digest and apply if warranted the information received at the public hearing.

- After the “timeline “introduction introduce the proposed Ordinance changes as topic/headings; similar to the Memo the Commission received from Staff on April 24<sup>th</sup>. Discuss each “topic”. Inform the public that what’s presented is the Commissions current thinking.
- Proceed in two parts; June 12<sup>th</sup> Public Hearing; June 28<sup>th</sup> discussion, finalization and vote.
- Make sure the public has access to the language and materials that have been discussed in the past up to this point. Ensure that all materials on the website are “up to date”.
- Put out two (2) City Extra’s informing the public of the June 12<sup>th</sup> meeting.

**VII. CORRESPONDENCE AND PETITIONS**

Chair Staunton acknowledged back of packet materials.

**VIII. CHAIR AND COMMISSION MEMBER COMMENTS**

Chair Staunton reported that the City Council officially established a CAT for the Grandview area.

**IX. STAFF COMMENTS**

None

**X. ADJOURNMENT**

Commissioner Carr moved adjournment at 10:20 PM. Commissioner Potts seconded the motion. All voted aye; motion carried.

*Jackie Hoogenakker*

Respectfully submitted

