

may occur to the interior layout of the building, or with placements of curb cuts, but the exterior building materials have been decided, along with building location. Mr. Larsen noted approval from the Commission could also include any recommendations the Commission deems appropriate.

Commissioner McClelland asked Mr. Larsen if the City has considered construction impact on employee and visitor parking during the construction phase. Mr. Larsen responded the City is looking into a number of scenarios to address parking, including leasing off-site spaces, providing a shuttle service for employees, making Eden Avenue a one way street during construction to accommodate extra on street parking and others. Continuing, Mr. Larsen informed the Commission the City has retained SRF a traffic consultant firm to not only study City Hall parking demands, but to look at traffic flow in the area in response to the new City Hall/Police Facility including the new developments occurring at Grandview Square. Commissioner McClelland commented she feels a problem may occur during Phase II construction.

Mr. Kroos addressed the Commission and explained to them the existing City Hall/Library site is a difficult site at best but he believes sometimes the most challenging sites provide creativity where the best designs come from. With graphics Mr. Kroos pointed out the challenges faced with an irregular shaped lot. He told the Commission the building site will be located in the triangular portion of the site. The siting of the new building in this location allows "city business" to be conducted during construction of the new building. The proposed building location also provides the site with more parking capacity while maintaining (as much as possible) the existing large oaks trees and vegetation on the site.

Commissioner Byron asked Mr. Larsen if he would point out and explain the ingress/egress of the site. With graphics Mr. Larsen pointed out the proposed ingress/egress locations. Mr. Larsen told the Commission the ingress/egress locations at this time are not "set in stone", he reminded the Commission SRF is presently reviewing the proposal as it relates to traffic circulation etc. Continuing, Mr. Larsen informed the Commission with regard to the emergency vehicle exit the City might implement flashing signals to alert traffic of the potential for emergency vehicle traffic.

Commissioner Byron commented he is a bit concerned with the positioning of the proposed curb cuts, adding he understands traffic circulation etc. is being considered by SRF, noting he would like to reiterate the present curb cut locations raise a concern. Concluding Commissioner Byron stated he hopes SRF is taking a hard look at the proposed emergency vehicle exit. He believes the present location may increase left turns off Eden Avenue and create some traffic issues.

Commissioner McClelland stated she agrees with Commissioner Byron's observation. Mr. Larsen responded that is a good point reiterating SRF is reviewing traffic circulation for the site.

Commissioner Brown commented while he believes the building design is well done he can't understand why Eden Avenue (running behind City Hall) cannot be closed off to the public and incorporated into the site. He pointed out if this is done the potential for traffic mishaps on Eden Avenue are nonexistent. Commissioner Brown added if the proposed renovations on the site and in the area are looked at with future projections maybe closing Eden Avenue at this point is best. He added to him it makes sense, may eliminate any variances and provides parking for future demands.

Mr. Larsen acknowledged that idea has merit and has been considered, but there are "other players" interested in what occurs at this corner - MNDOT being one. Mr. Larsen explained the street layout, as it exists today meets with MNDOT approval adding the question Commissioner Brown raised is a good one. Commissioner Brown asked Mr. Larsen if he is saying MNDOT is a problem. Mr. Larsen said his feeling on this is that MNDOT would probably veto any request to close Eden Avenue at this location. Continuing, Mr. Larsen explained at this time the Commission is considering the site for Conditional Use Permit approval, with the understanding changes in the road/curb cuts could occur and are being studied.

Commissioner McClelland asked Mr. Larsen how far the influence of MNDOT/Hwy 100 extends. Mr. Larsen said their reach isn't past the highway and their right-of-way, but the approaches to Highway 100 have been placed according to volume perceived by MNDOT. Mr. Larsen added he is not sure of the position MNDOT would take with regard to changes in roadway circulation and the sites ingress/egress.

Acting Chair Runyan asked Mr. Kroos to explain the walled area present on the plans. Mr. Kroos responded that area would contain the trash enclosures and sally port, etc.

Commissioner Workinger asked Mr. Kroos if the sally port area would be secured. Mr. Kroos responded that area is secured and vehicles are "buzzed in" by a dispatcher. With graphics with Kroos explained the proposed buildings internal and external layout, and security options.

Commissioner Workinger asked if the existing and proposed building(s) conform to setbacks. Mr. Larsen responded the site is non-conforming and building setbacks do not meet the City Code. Continuing, Mr. Larsen explained Ordinance language stipulates that setbacks for Conditional Uses are 50 feet from all property lines, and on this site those setbacks cannot be met.

Commissioner Workinger asked Mr. Larsen if the proposed north setback is consistent with what exists today. Mr. Larsen said the proposed new building is actually pulled back farther from West 50th Street affording a greater setback than the one currently provided by the library.

Commissioner Swenson asked if the landscaping the City has incorporated throughout the Grandview area will be incorporated into this site creating a cohesive look. Mr. Kroos responded that it is the goal of the City to incorporate the same feel as is presented in the Grandview area. Mr. Kroos said to the best of his knowledge the wrought iron fencing will not be used but the materials for the City Hall/Police Facility retaining walls will be similar to the walls throughout the Grandview area. Mr. Larsen interjected and explained the City wants to tie these looks together. He explained the same stone will be used as much as possible and there is a large effort to save as many of the large oaks as possible.

Commissioner Swenson suggested that the City also consider the use of similar landscaping materials. She pointed out along Grandview one views the day lilies and other plants and she believes incorporating those plantings along with the stone would tie the new City Hall to the new library and senior center, etc. Mr. Larsen said he agrees with her.

Acting Chair Runyan said he agrees with Commissioner Swenson adding creating a cohesive look between City Hall and the Grandview area is a good way to visually direct people to and from the sites.

Commissioner Workinger stated he is worried about the emergency vehicle exit. He told Mr. Larsen he wants SRF to look at the proposed exit carefully to ensure all safety measures are implemented. Mr. Larsen responded your concern will be passed along to the Council and SRF.

Commissioner McClelland asked if it is premature to approve the Conditional Use Permit when SRF has not completed its review of the site. Mr. Larsen explained what is being asked of the Commission this evening is to approve the plan for razing the existing building and constructing a new City Hall/Police Facility. He said he understands the concerns expressed with regard to parking during construction, ingress/egress for the site and the emergency vehicle exit. He told the Commission "in a sense" parking during construction will be "our problem" and the City will come up with creative ways to ensure that the needs of our employees and visitors are met during the construction phases. He pointed out many "problems" will be of a temporary nature.

Commissioner Workinger asked if the Commission is being asked to rubber-stamp this, adding he is concerned with security, safety, traffic and parking during construction. Mr. Larsen said that is not the case, the Commission can recommend approval and note their concerns and Commission

concerns are considered. Mr. Larsen explained the Council is made aware of concerns expressed by Commission Members through the draft minutes and the Report/Recommendation that Council Members receive prior to the hearing. Mr. Larsen pointed out that this same site for many years housed City Hall, Police Department and the Public Library, and after this proposal is implemented the only use will be City Hall and the Police Department. Mr. Larsen concluded the new parking area also contains more parking stalls than exist today.

Commissioner McClelland commented she is still concerned about parking problems during Phase II of the development, but believes the proposed building is beautifully designed.

Acting Chair Runyan asked Mr. Kroos to explain the building materials used for the proposed City Hall/Police Facility, and the parking layout.

Mr. Kroos explained the buildings exterior is a combination of stone, copper and glass. Mr. Kroos told the Commission as the copper ages the color will change and he believes as it ages it looks better. Continuing, Mr. Kroos said the layout is really two buildings (City Hall/Police) connected by a lobby. The height of the proposed building is two stories with a total floor area of 52,053 square feet. Mr. Kroos said surface parking is 140 stalls, 20 underground stalls for police vehicles and 13 proof of parking stalls for a total of 173 stalls. Mr. Kroos said an 80 space parking variance is requested.

Commissioner Byron asked Mr. Kroos what the planning parameters are. Mr. Kroos explained this building is a 50-year building - that means based on the square footage 50 years of growth is provided.

Commissioner Brown added it is important when one looks at redevelopment to look into the future, and he is pleased that future growth has been considered.

Mr. Larsen told the Commission this process actually began years ago with a space need study and what is before you this evening is a result of that study. Mr. Larsen asked the Commission to note the proposed new facility is actually again as large as the existing structure, and reiterated the library use has been eliminated.

A discussion ensued between Commission Members with regard to potential problems, including employee, visitor parking, public safety, future growth, etc. with Commission Members agreeing to disagree on certain issues but in agreement the design of the building and the exterior building materials create a visually pleasing structure.

Commissioner Byron asked Mr. Larsen if he is comfortable with the proposal. Mr. Larsen responded he is very comfortable with the proposal.

Commissioner Byron moved to recommend Conditional Use Permit Approval including approval of variances for the building structure and variances required for parking with a Proof of Parking Agreement, approval also is conditioned upon Watershed District Permits. Commissioner Swenson seconded the motion.

Commissioner Byron also asked that the concerns expressed by Commission Members during this meeting with regard to ingress/egress, the Eden Avenue and Grange Road connection, emergency vehicle exit, security, parking during construction, and that every effort be made to provide continuity between the Grandview area and the new City Hall/Police Facility with regard to landscaping and building materials. Commissioner Byron acknowledged the Commission realizes some of these issues are being reviewed by staff and SRF but desires them to be reiterated.

Commissioner McClelland asked Mr. Larsen if the Commission may view the plans after they are final and have met the conditions set forth by the Council. Mr. Larsen said he would be happy to provide Commission Members with plans of the final outcome.

All voted aye; motion carried.

- **Amendment to the Zoning Ordinance to allow sale of seasonal evergreen products**

Mr. Larsen informed the Commission a year ago a representative from Our Lady of Grace approached planning staff with a request to consider allowing Christmas tree sales from their location. At that time it was late in the season so the church representative was directed to present their proposal before the Council. The Council heard the request and directed staff to write an ordinance permitting this sale.

Mr. Larsen said the intent of the City is to allow a limited time permit for the sale of seasonal evergreen products. Mr. Larsen said staff recommends adoption of this change to the Zoning Ordinance.

Commissioner McClelland suggested that staff pay attention to the wording of the proposed Ordinance change to ensure that only the products the Council desires to be sold is sold. She pointed out if the word seasonal is used it is possible someone may add fruit and vegetable stands on church properties. Mr. Larsen agreed with that observation, adding that is the reason

the City Attorney would draft the language. Continuing, Mr. Larsen said the intent of the City is to permit the sale of Christmas trees, and other evergreen decorations during the limited Christmas season. Mr. Larsen said staff is concentrating on the proper language.

Commissioner Lonsbury pointed out in the case of Our Lady of Grace Church parking will not be a problem, but if other smaller churches desire the same permit - parking issues could occur. Mr. Larsen agreed, which is the reason for the permitting process with the permit granted for a determined period of time. The permit would also contain size and parking restraints that could prevent smaller conditional use sites from being able to have such a sale.

Commissioner Lonsbury moved to recommend an amendment to the Ordinance to allow the sale of holiday (non-edible) vegetation. Commissioner Swenson seconded the motion. All voted aye; motion carried.

Election of Heritage Preservation Board Member

Mr. Larsen informed the Commission the Council has adopted the amendment to the Heritage Preservation portion of the Code. He added, as the Commission is aware a member of the Commission is required to be a voting member on the Heritage Preservation Board and at this time staff would like the Commission to nominate a member to serve. The elected Planning Commission member is required to serve for one year.

Commissioner McClelland commented if she recalls Commissioner Swenson expressed interest in serving on the Heritage Preservation Board and in her opinion Commissioner Swenson is an excellent candidate.

Commissioner Swenson addressed the Commission and reported she is interested in representing the Commission on the Heritage Preservation Board and believes it would be an honor to serve.

Acting Chair Runyan thanked Commissioner Swenson for her interest and willingness to serve as representative from the Commission and said it is an honor to submit her name to the Council as the representative from the Commission to the Heritage Preservation Board.

Acting Chair Runyan called for a vote to accept Commissioner Swenson as the Planning Commission representative to the Heritage Preservation

Board. All members voted an enthusiastic Aye. Commissioner Swenson is the Planning Commission representative to the Heritage Preservation Board.

Commissioner Swenson thanked Commission Members and said she looks forward to serving on the Heritage Preservation Board adding in her opinion it would benefit the Commission and open up opportunities for all Commission Members to learn and serve.

Mr. Larsen thanked Commissioner Swenson and explained to her the staff liaison to the Heritage Preservation Board will be in touch with her with regard to materials she may need and the date and time of future HPB meetings. Mr. Larsen reported at this time the Heritage Preservation Board is considering a change in their meeting day, reiterating staff will contact her with the materials, etc. she will need.

II. ADJOURNMENT:

The meeting was adjourned at 8:40 pm

Jackie Hoogenakker