



Plan Commission Minutes  
September 20, 2021 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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Commission Members Present: Brandvold, Christopherson, Erickson, Gragert, Granlund, Obaid, Seymour, and Wolfgram

Staff Members Present: Allen, Petrie, Graybehl, Hoffer and Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Seymour, Erickson, Gragert, Brandvold, Wolfgram, and Christopherson were present in the Council Chambers. Commissioner Obaid was present virtually online.
3. Commissioner Wolfgram moved to approve the September 7th minutes. Commissioner Seymour seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Rehearing: Postponed by the Plan Commission  
Site Plan (SP-2123), Street Vacation, Excess Land, Certified Survey Map  
Mr. Graybehl presented a request to consider a street vacation, excess land, and CSM which includes a site plan for St. Patrick's Church parking lot expansion at 322 Fulton Street. This request has been revised on the site plan to meet the standards and updates to the landscape plan prior to the meeting. The Historic Randall Park Neighborhood provided a letter of support for the project.

Mark Erickson with Everyday Surveying and Engineering noted the changes within the site plan and his work with staff to meet the requirements.

Sharon Sliwka with St. Patrick's Church spoke in support of the site plan and noted this was the best option to remove the vacant school and lease the parking lot to Mayo Clinic.

Commissioner Seymour moved to recommend approval with conditions in the staff report except to approve the parking lot dimensions and the screening as presented by the applicant. Commissioner Christopherson seconded and the motion carried.

6. Rezoning (Z-1699-21) – C-3 to R-3P  
Mr. Allen presented a request to consider the rezoning of a property from C-3 to R-3P and adopt a general development plan for apartments at 1828 S. Hastings Way. The applicant seeks to alter the structure to 53-units with a mixture of studio, one- and two- bedroom units and to change the use to long-term rentals. The units will be remodeled to each contain a kitchen and a laundry.

Mr. Clark addressed the requirement of green space noting the need for parking spaces. The applicant is in talks with neighboring property owners to share parking. He expressed the difficulty with placing screening at the southwest and east due to existing paving and agreements with neighboring property owners.

Commissioner Seymour moved approval for the rezoning. Commissioner Wolfgram seconded and the motion carried.

7. Rezoning (Z-1701-21) – TR-1A & R-1 to R-2  
Vine Street Addition (P-11-21) – 15 lots  
Mr. Petrie presented a request of rezoning property from TR-1A & R-1 to R-2 and approve the preliminary plat for Vine Street Addition subdivision at 2018 & 2040 Preston Road, and vacant land on the north side of Vine Street, west of Preston Road.

Paul Holzinger presented the request for the rezoning and subdivision. The applicant indicated the unit types were selected with consideration of the surrounding conditions and to bring a variety of price ranges.

Commissioner Gragert moved to recommend approval. Commissioner Wolfgram seconded and the motion carried.

8. Conditional Use Permit (CZ-2111) – To allow office activities within I-1P zoning  
Site Plan (SP-2130) – Real Land Surveying Office Building  
Mr. Petrie presented a request for a conditional use permit to allow office activities within I-1P zoning district and to approve the site plan for an office building at 1356 International Drive.

Pete Gartmann explained their project and the purpose of the concrete behind the building to permit for storage.

Commissioner Gragert recommended approval. Commissioner Erickson seconded and the motion carried.

9. Annexation (21-8A) – 2305 Preston Road  
Mr. Petrie presented a request for an annexation at 2305 Preston Road.

Commissioner Seymour moved to approve the request. Commissioner Christopherson seconded and the motion carried with Commissioner Brandvold abstaining.

10. Preliminary Plat (P-10-21) – Countrified Way  
Mr. Allen presented a request to approve a preliminary plat for 9 lots at Christopher Drive.

Mr. Skaw stated his support of the project.

Mr. Gartmann stated his support of the project and that it fits within the nearby existing conditions.

Commissioner Christopherson moved for approval. Commissioner Seymour seconded and the motion carried.

11. Site Plan (SP-2132) – Oakwood Hills Family Dental  
Mr. Petrie presented a request for approval of a site plan for a dental office at 3027 Golf Road. As proposed the building is approximately 6,000 sf in size.

Mr. Wilson presented on behalf of the applicant expressing support of the proposed site plan.

Commissioner Seymour moved for approval with staff recommendations including the addition of bicycle parking at the west patio area. Commissioner Christopherson seconded and the motion carried.

12. Future Agenda Items and Announcements - The next meeting is scheduled for October 4<sup>th</sup>.

13. The meeting adjourned at 10:04 p.m.

  
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Zina Obaid, Secretary