



Planning Commission Study Session Minutes

October 3, 2011

MEMBERS PRESENT: Chair Rick Jabs, Commissioners Tom Rublein, and Maureen Scaglia, Dennis Schuller and Gordon Vizecky

MEMBERS ABSENT: Commissioners Robert Hall, Daniel Kitzberger and Josh Root

STAFF PRESENT: Melissa Poehlman, City Planner

OTHERS PRESENT: None

Chairperson Jabs called the meeting to order at 7:06 p.m.

ITEM #1 Discussion of Comprehensive Plan and Zoning designations at the southeast corner of Lyndale Avenue and 74th Street

City Planner Poehlman (Poehlman) explained that the existing Comprehensive Plan and Zoning designations of 7401 and 7421 Lyndale Avenue do not match. This issue was deferred for further discussion when the properties were contemplated for rezoning last year. At that time, the Council had indicated that perhaps a continued commercial designation was appropriate.

The owners and a potential buyer of 609 74th Street West, immediately east of these properties have submitted an application to the City to consider rezoning their property from Multi-Family Residential to Service Office (a low-intensity commercial district). With this application as the impetus, staff suggests that the Commission and Council further debate and decide upon a future vision for this corner.

Applicant Mark Nichols, 8901 Lyndale Ave #102, provided the Commission with a summary of his proposal for the property at 609 74th Street West.

Poehlman reminded the Commission that the discussion tonight would not focus on the specifics of the proposal for 609 74th Street West, but rather whether or not commercial designations of some sort are appropriate/desired at this location if/when redevelopment occurs or if multi-family residential remains the City's preference.

Chad Davies, 7404 Aldrich Avenue, expressed his desire to see the properties involved retain a multi-family residential designation stating that vacant commercial space was already prevalent in the area. Mr. Davies specifically opposed the rezoning of 609 74th Street because it does not front on the major street – Lyndale Avenue.

Tom Chellberg, owner of 609 74th Street West, stated that the site had been marketed for multi-family residential use, but there was little to no interest in the site for that use.

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Debbie Emanuelson, 523 74th Street West, expressed support for the proposal to rezone 609 74th Street West to a Service Office designation.

Poehlman asked for feedback from the Commissioners.

Commissioner Vizecky stated that the church at 609 74th Street West had already altered neighborhood expectations for that parcel and a low-intensity commercial business does not seem like a significant change. It also seems reasonable to allow continued commercial presence along Lyndale Avenue.

Chair Jobs expressed concern over what to do with the area of 7421 Lyndale Avenue that is currently occupied by the mobile homes. While commercial development along Lyndale Avenue seems appropriate, it does not seem appropriate for the entire depth of the lot.

Commissioner Vizecky expressed support for a split designation that would allow commercial to front Lyndale, but designate the remainder of the lot as multi-family residential. This would be in keeping with the existing use as a site for mobile homes.

Commissioner Rublein expressed support for commercial designations, specifically a Service Office designation at 609 74th Street West, because this seems to be a more reasonable transition to single-family homes than a medium-high density residential development might be.

Poehlman illustrated the proposals for clarification.

Commissioner Schuller expressed support for a scenario that would allow commercial business along Lyndale Avenue and at 609 74th Street West, but retain a multi-family designation for the mobile home area.

Mr. Davies expressed concern for allowing a commercial property off of Lyndale Avenue, indicating that commercial business could continue to creep into the residential neighborhood.

Co-applicants Chellberg and Mr. Nichols expressed their support for the direction indicated by the Commission.

ADJOURNMENT

The meeting was adjourned by unanimous consent at **8:29 p.m.**

Rick Jobs
Chair