



Planning Commission Minutes

October 26, 2009

MEMBERS PRESENT: Chair Rick Jabs, Commissioners Dennis Schuller, Jeff Karr, Catherine Peloquin, Josh Root, Thomas Rublein, and Gordon Vizecky

MEMBERS ABSENT: Commissioner Greg Van Sickle and Maureen Scaglia.

STAFF PRESENT: Melissa Poehlman, City Planner and John Stark, Community Development Director

OTHERS PRESENT: Larry Couture, ECOSmarte
Stephen Wallick, Vanman Architects and Builders
Jim Wenthold, Colliers Turley Martin Tucker

Chairperson Jabs called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES

M/Root, **S/Rublein** approved the regular meeting minutes of September 28, 2009.

Motion carried: 7-0

OPEN FORUM

None

PUBLIC HEARING

ITEM #1	09-ASP-02 Site Plan Amendment to allow a 9,600 square foot addition to the ECOSmarte Building located at 1600 – 78th Street East.
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City Planner Melissa Poehlman (Poehlman) presented the staff report, highlighting the fact that staff recommended approval contingent upon the applicant providing an additional three parking spaces.

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Commissioner Peloquin asked if the buffer yard discuss in the 494 Corridor Plans was provided for.

Poehlman responded that is was.

Applicant and owner Larry Couture presented an updated site plan that provides additional parking and incorporates the trash and refuse equipment into the building.

Commissioner Peloquin thanked Mr. Couture for wanted to expand in Richfield and for providing an example of sustainable development practices. Peloquin asked if the proposed façade met the City's design requirements.

Poehlman responded that it did.

Commissioner Rublein asked if the applicant had plans to add additional stories in the future.

Mr. Couture stated that he did not.

Mr. Jim Wenthold, representing Metro Sales Inc. at 1620 78th Street East, read into the record a letter from owner Jerry Mathwig. Mr. Mathwig's letter stated that he opposed placement of a dumpster at the southeast corner of the property and provision of fewer parking stalls than required by Code. The letter further stated that Mr. Mathwig did not believe the owner's of 1550 78th Street East, the property immediately west of ECOSmarte, had been notified. Mr. Wenthold added that there is no easement across the property at 1550 78th Street East and that access to the ECOSmarte property could be impacted if the owners of 1550 78th Street decide to close access.

Poehlman responded that the dumpster enclosure is no longer proposed to be located at the southeast corner of the property and that the applicant has revised plans to include additional parking that will meet requirements. Poehlman stated that notice of this hearing was mailed to all owners and occupants of property within 350 feet and that Mr. Dennis Rislove, President of Adler Graduate School located at 1550 78th Street East, had stopped in to City Hall and stated that he had no issue with the proposal. Finally, the issue of an easement is a civil issue that the City will not get involved in. If the School decides to restrict access from 77th Street, ECOSmarte customers will enter from 78th Street. If Mn-DOT widens I-494 and removes ECOSmarte's access from 78th Street, it will be Mn-DOT's responsibility to make the property "whole" through negotiations with the property owner. This is not a City issue and should not be considered as a reason to either approve or deny the request.

M/Rublein, **S/Vizecky** to close the public hearing.

Motion carried: 7-0

M/Vizecky, **S/Root** to recommend approval of the attached resolution constituting approval of a major site plan amendment at 1600 78th Street East.

Motion carried: 7-0

NEW BUSINESS

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None

OLD BUSINESS

None

LIAISON REPORTS

School Board: Report from Commissioner Rublein.

Community Services Advisory Commission: Report from Commissioner Jabs

HRA: Report from Commissioner Root.

City Council: No report

Transportation Commission: No report

Property Excellence Task Force: No report

Edina & Bloomington Planning Commission: No report

ADJOURNMENT

M/Rublein, **S/Peloquin** to adjourn the meeting.

Motion carried 7-0

The meeting was adjourned by unanimous consent at **7:41 p.m.**

Thomas Rublein
Secretary