

PLANNING COMMISSION MINUTES

DATE: January 13, 2020

TIME: 4:30 p.m.

PRESENT: Chairman Buelow; Commissioners Hahn, Olson, Hall, and Boettcher

ABSENT: Commissioner Paddock, Marks, Shortridge, and Ballard

STAFF PRESENT: City Planner Carlos Espinosa; Assistant City Planner Luke Sims

The meeting was called to order at 4:30 p.m. by Chairman Buelow.

Approval of Minutes – December 9, 2019

The minutes from the December 9, 2019 meeting were reviewed and then approved unanimously upon a motion from Commissioner Olson and second by Commissioner Hahn.

Public Hearing – Comprehensive Plan Amendment: Downtown Fringe to Limited Industrial

Chairman Buelow opened the public hearing and called on the petitioner.

The petitioner, Mike Onstad, 707 W. Broadway, stated that he is seeking a Comprehensive Plan change to facilitate use of the property at 330 W. Second as climate controlled storage. Mr. Onstad noted that the use would take place within the existing building with no additional storage units outside. Mr. Onstad explained that he has been seeking a buyer or renter for the property for over a year, but has not been successful.

Commissioner Hahn asked about traffic impacts for the new use. Mr. Onstad responded that the traffic would likely be less than the previous pet daycare use.

Commissioner Buelow called on Assistant City Planner Luke Sims to present the item. Mr. Sims noted that the Comp. Plan change is intended to facilitate future rezoning to accommodate the proposed storage use. Mr. Sims explained that current MU-DF zoning does not allow storage as a use in the district. Mr. Sims explained that the existing Downtown Fringe Land Use Designation was meant to be a buffer between downtown uses and surrounding residential areas. It was envisioned to have the same vibrant commercial mixed uses as downtown, but with a lower density. To date, the uses immediately surrounding 330 W. Second have not changed to this more commercial mixed use character.

PLANNING COMMISSION MEETING MINUTES

JANUARY 13, 2020

PAGE 2

Mr. Hahn asked about future rezoning. Mr. Sims noted that if the Comp. Plan is changed future rezoning would likely be an I-1 or B-3 district. In this case, I-2 zoning exists immediately to the west of the subject property.

Commissioner Boettcher noted that although adjacent uses have not changed since the 2007 adoption of the Comprehensive Plan, uses to the east of Huff Street have change with the bridge project and construction of a new mixed use building opposite the car dealership. Another consideration is the impact of the Fastenal office building to be built immediately to the east of the bridge.

Commission Olson noted that he is concerned about the implications of splitting an existing building down the middle with two different zoning districts.

There being no further questions for staff, Chairman Buelow asked if there was anyone else in the audience who would like to speak.

Kathy Christenson, 275 Harriet Street, stated that the proposed storage use would not be in-line with the vibrant commercial mixed uses designated for the property by the Comprehensive Plan. Ms. Christenson further explained that she was concerned about the long term consequences of changing the Comp Plan and potentially zoning as well.

Mr. Onstad responded that he has examined a number of other uses for the building which are permitted under existing zoning - including daycare - but none of them has been feasible.

Matthew Goergen, 305 Winona Street, stated that he was concerned about piecemeal changes to the Comp Plan that do not align with the overall vision of the City. Mr. Goergen stated that the Comp Plan envisions a more vibrant people-friendly use for the property.

Preston Lawing, 351 W. Broadway, stated that he was concerned that this would be a piecemeal "spot" change to the Comp Plan.

Dave Christianson, 275 Harriet Street, stated that his concern is future use of the building after Mr. Onstad is no longer the owner, and encouraged the Commission not to change the Comp Plan.

There being no other people who wished to speak, Chairman Buelow closed the public hearing.

Commissioner Hahn made a motion to recommend denial of the request. The motion was seconded by Commissioner Olson.

PLANNING COMMISSION MEETING MINUTES

JANUARY 13, 2020

PAGE 3

Chairman Buelow asked if there was any discussion.

Commissioner Hahn stated that this request is challenging because while the storage use itself may not be objectionable at the present time, things are likely to change with future development to the east of the property. As such, he was concerned about long term issues resulting from a Comp Plan change.

Commissioner Olson stated that he didn't necessarily have issues with the proposed storage use. Mr. Olson also stated that the people who spoke against the change are from a couple blocks away, and he thought it was significant that the adjacent property owner (who shares the same building) was not at the meeting.

Commissioner Hahn stated that perhaps it would be good for the Commission to have some more time on the item. As such, Commissioner Hahn stated that he would like to withdraw the original motion. Commissioner Olson agreed to withdraw the second.

Commissioner Hahn motioned to table the item to the next meeting. Commissioner Olson seconded. Upon vote, the motion passed unanimously.

Adjournment

The meeting was adjourned at 5:25 p.m.

Carlos Espinosa
City Planner