

E. Public Hearing - Conditional Use Permit to Operate Construction Business with Auto Repair and Outdoor Storage - 8375 Sunset Road

City Planner Walburg provided an overview of the conditional use permit request where the applicant proposes to open an auto repair and auto sale business. She stated the proposed auto sales use is allowed as a conditional use in the I-1, Light Industrial, district, but that automobile sales are not permitted in the district.

Planner Walburg stated that she is recommending approval of the conditional use permit for the auto repair business with the following conditions: 1) the applicant shall apply for and receive all applicable building permits prior to beginning work; 2) the applicant shall conduct auto repair work inside the building, with the garage door shut; 3) hours of operation shall be 7:00 AM to 9:00 PM seven days per week (or as modified by the City Council); 4) applicant shall provide screening to the residential properties to the east, including fencing or additional landscaping, to the satisfaction of the City Planner; 5) outdoor storage shall be screened as soon as practical after the approval of the permit, and before a certificate of occupancy is issued for the property; and 6) should the applicant decide to improve the building, the conditional use permit and conditions will be revised to ensure compliance.

Building Official Baker stated that he discovered the use in operation during a fire inspection. He stated that the applicant shared with him his desire to operate auto repair in the rear of the building and possibly selling vehicles or tools in the front. He said the building is in good condition.

Chair Hansen opened the public hearing at 8:26 PM.

Hector Lura, 8375 Sunset Road NE, stated that he purchased the building in 2021. He stated that the building is well formatted for auto repair. He stated that he would like to repair damaged cars on site, and use the office space in the front of the building as a dealership to sell those vehicles. He stated that he would build a nice fence along the east, south and north property lines to screen the damaged vehicles.

Administrator Buchholtz noted that auto sales use is not an allowed use in the I-1 district. Mr. Lura stated that he will need to determine a different use for the front area. Administrator Buchholtz stated that Mr. Lura should approach City staff when that use is identified so it can be determined if additional zoning approvals are required.

Hearing no public comment, Chair Hansen closed the public hearing at 8:36 PM.

Commissioner Bernhagen inquired about business hours. Mr. Lura stated that business hours would be Monday through Friday, 7:00 AM to 7:00 PM and Saturday, 7:00 AM to 4:00 PM. Commissioner Bernhagen expressed his preference for these hours rather than the City Planner's recommendation.

Motion made by Commissioner Bernhagen, seconded by Commissioner Julien, to recommend approval of the conditional use permit with the following conditions: 1) the applicant shall apply for and receive all applicable building permits prior to beginning work; 2) the applicant shall conduct auto repair work inside the building, with the garage door shut; 3) hours of operation shall be 7:00 AM to 7:00 PM, Monday through Friday and 7:00 AM to 4:00 PM on Saturday; 4) applicant shall provide screening to the residential properties to the east, including fencing or additional landscaping, to the satisfaction of the City Planner; 5) outdoor storage shall be screened as soon as practical after the approval of the permit, and before a certificate of occupancy is issued for the property; and 6) should the applicant decide to improve the building, the conditional use permit and conditions will be revised to ensure compliance.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

6. NEW BUSINESS

A. Review 2022 Street Improvement Project for Compliance with Comprehensive Plan

Administrator Buchholtz provided an overview of the 2022 Street Improvement Project, which includes the reconstruction of Garfield Street, Hayes Street and 80th Avenue NE. He stated that M.S. 429 states that the Planning Commission must review the project for compliance with the Comprehensive Plan. He stated that the proposed project does comply with the 2040 Comprehensive Plan, fulfilling a policy that states that the city “continue regular maintenance of existing City streets, including reconstruction of older streets as necessary.”

Motion made by Commissioner Cobbs, seconded by Commissioner Julien to find that the proposed 2022 Street Improvement Project complies with the City’s 2040 Comprehensive Plan and to authorize Chair Hansen to submit a letter to the City Council communicating that finding.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

7. OTHER

A. Administrator Report – No report.

8. ADJOURN

Motion made by Commissioner Eischens, seconded by Commissioner Julien, to adjourn.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

The meeting was adjourned at 8:45 PM.