

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on March 23, 2020 virtually, at 7:00 PM.

### 1. CALL TO ORDER

Chairperson Hansen called the meeting to order at 7:00 PM.

### 2. ROLL CALL

PRESENT:

Commissioner Bernhagen

Commissioner Eischens

Commissioner Julien

Commissioner Ali

Commissioner Cobbs

Commissioner Hansen

STAFF PRESENT:

City Planner Carlson; Administrator Buchholtz and Executive Assistant Gooden

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### a. Approval of Minutes from February 24, 2020 Meeting

Motion made by Commissioner Bernhagen, seconded by Commission Eischens approving the minutes of February 24, 2020.

Voting Yea: Commissioners Bernhagen, Eischens, Julien, Cobbs, Ali and Chairperson Hansen.

### 5. PUBLIC HEARING

#### a. Comprehensive Plan Amendment - Future Land Use Map - 7700 Monroe St NE

City Planner Carlson reviewed the Planning Report with the Planning Commission. He reported that an amendment to the Comprehensive Plan is needed for the two-acre site at 7800 Monroe Street NE that has been approved for residential development for JP Brooks. Mr. Carlson reported that the property is guided Public/Semi-Public in the City's Land Use Plan and zoned R-1 Single Family Residential. He stated that when the PUD was reviewed and approved last year, the Land Use Plan should have also been amended to Single Family Residential, so that the Zoning and Land Use Plan are in conformity. He stated that step was missed in the process, and the Planning Commission is now asked to amend the Land Use Plan map and Zoning map.

Mr. Carlson reported that staff recommends that the Planning Commission recommends to approval of the amendment to the City Council.

Commissioner Eischens inquired if the proposed site was the parking lot site on the Prince of Peace site. Mr. Carlson stated that it is the ball field site on the property.

Chairperson Hansen inquired if the time approval of the Comprehensive Plan and this amendment will delay JP Brooks construction time frame. Mr. Carlson stated that he was not aware of JP Brooks time frame but feels that the timeline is still workable for them. He reported that the Comprehensive Plan will be proposed to be approved on April 8, 2020, and the City would then submit the amendment to the Metropolitan Council soon after. He stated that Comprehensive Plan could then be approved by the City Council at the April 20, 2020 meeting.

Administrator Buchholtz stated that he feels all the approvals will be completed by May 1, 2020. He stated that he felt that should not be much of a delay for JP Brooks.

Chairperson Hansen inquired if this amendment was considered a large amendment for the Metropolitan Council to approve. Mr. Carlson stated that this request is not a large one. He stated that major developments to land or highways within a city are considered a large amendment.

Chairperson Hansen opened the public hearing at 7:10 PM.

There was no discussion from the floor.

Chairperson Hanson closed the Public Hearing at 7:11 PM.

Motion made by Commissioner Bernhagen, second by Eischens to approve Comprehensive Plan amendment – Future Lane Use Map -7800 Monroe Street NE. Roll call vote: Commissioner Eischens- aye, Cobbs-aye, Bernhagen-aye, Ali-aye, Julien-aye and Chairperson Hansen – aye. Motion carried.

## 6. OTHER

### a. Administrator Report

Administrator Buchholtz reported that the 2040 Comprehensive Plan will be approved by the Metropolitan Council on April 8, 2020. He stated that the City Council will approve the plan at its April 20, 2020 meeting.

Administrator Buchholtz reported that the April Planning Commission meeting will include a proposal from Hampton Companies. He stated that proposal is for a one level assisted living/memory care 32-unit facility to be built at 525 Osborne Road NE. He reported that

that a neighborhood meeting is planned however, with the COVID-19 virus precautions the meeting could be virtual meeting format and comments would be forwarded to the Planning Commission.

Administrator Buchholtz reported that interior plans for the Hy-Vee store have been received by the City. He stated that plan review will take about two weeks and standard construction time for Hy-Vee is approximately six months. He stated that the store could open in the Fall of 2020.

## **7. ADJOURN**

Motion made by Commissioner Bernhagen; seconded by Commissioner Julien to adjourn.

Meeting adjourned at 7:19 PM.

