

**Planning Commission Minutes**  
**Monday, September 25, 2017**  
**5:00 p.m. Council Chambers**

Chair Peroutka called the Cokato Planning Commission to order at 5:06 p.m. on Monday, September 25, 2017 in the council chambers. Members present were Peroutka, Nelson, Jones, and Harju. Member Erickson was absent. Also present was City Administrator Annita Smythe and members of the public.

The Pledge of Allegiance was recited.

**Approval of Agenda**

**MOTION** by Jones to approve agenda as presented, seconded by Harju. All voted aye. **Motion carried.**

**Public Forum**

No one was present to address the Commission in the Public Forum.

**Public Hearing – Site Plan Review/Lot Combination – Kevin Servin**

The Public Hearing was opened at 5:07 p.m.

Administrator Smythe gave a brief description of the proposed project, which is to build mini-storage units on the vacant parcel of land west of the Allina Clinic on Highway 12. The lot combination is required by the city, as applicant intends to build over existing lot lines. There is an existing 20 foot drainage and utility easement on the west side of the property, which will remain following the combination.

MnDot has also submitted comments on this project, which were discussed. The City Engineer was not available to attend, but Smythe passed along his agreement with MnDot that drainage needs to be addressed on this project due to the new impervious surfaces being created.

There were no comments from the public. The Public Hearing was closed at 5:20 p.m.

**Public Hearing – Site Plan Review/Variance - CentraSota**

The Public Hearing was opened at 5:21 p.m.

Administrator Smythe explained the variance request, and difficulty with the site due to the truck scale's location. Members Harju and Peroutka indicated they had visited the site, and the difficulty is valid. Harju mentioned that CentraSota has permission from a neighboring property to drive through their parking lot so that trucks could make the turn radius needed to get onto the scale, and that exiting to the south is difficult right now. There was also discussion of traffic visibility, and whether the variance would impact that. Members generally agreed that due to the proposed building location in the center of the block, traffic lines of sight would not be impacted.

There were no comments from the public. The Public Hearing was closed at 5:25 p.m.

### **Discussion/Recommendation – Site Plan Review/Lot Combination – Kevin Servin**

Members discussed the fact that they would have preferred a different project at this location, but agreed it was better to have something, given that the site has been vacant for a long time. In addition, the proposed use is allowed under our zoning ordinance.

There was some additional discussion about MnDot's recommendation.

**MOTION** by Harju to recommend approval of the site plan and lot combination, subject to the applicant providing a drainage plan approved by the City Engineer, seconded by Jones. Prior to voting, **MOTION by Harju to AMEND prior motion**, by adding that approval is also subject to complying with conditions number (4) and (5) from MnDot's attached comment letter. Jones seconded amendment. All voted aye on amended motion. **Motion carried.**

### **Discussion/Recommendation – Site Plan Review/Variance - CentraSota**

**MOTION** by Nelson to recommend approval of the site plan and variance, seconded by Harju, all voted aye. **Motion carried.**

### **Approval of Minutes from August 14, 2017**

**MOTION** by Harju, seconded by Jones, to approve the minutes as presented from August 14, 2017 meeting. All voted aye. **Motion carried.**

### **Other Business**

Members asked for a status report on the sale of Trailstone lots. Smythe explained that the Council would like to do an RFP to seek a developer, then list with a realtor if no developer is found. That process is on hold until following the Town Hall meeting with Trailstone residents. Smythe also noted that there has already been interest by private parties looking at purchasing the lots.

Members asked if there had been any further comments following the screening improvements put in by Mr. Holt. Smythe has not heard anything further from the north Jackson neighborhood.

### **Schedule Next Meeting**

Next meeting will be a joint work session meeting with the City Council on October 24, 2017. MnDot will be here at 5:00 p.m. to solicit feedback on various options for Highway 12. This will be followed by the Trailstone Town Hall meeting at 6:00 p.m.

### **Adjournment**

**MOTION** to adjourn was made by Harju, seconded by Jones, all voted aye. **Motion carried.** Meeting adjourned at 5:47 p.m.

Attest:

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Annita M. Smythe, City Administrator