

# PLANNING COMMISSION REGULAR MEETING MINUTES

June 22, 2021

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## I. Regular Meeting

Call to Order:

Pursuant to due call and notice thereof, the Regular Meeting of the Planning Commission was held on June 22, 2021. Chair Kenninger called the meeting to order at 6:30 p.m. with Commissioners Reed, Rivera, Marlow, and Hebert. Commissioners Thiagarajan and Schmisek. were absent. Also, in attendance were Community Development Director Kienberger, Senior Planner Klatt, Planner Nemcek, City Engineer Erickson and Recording Specialist Bodsberg.

The Pledge of Allegiance was said.

**Additions to Agenda:** None.

**Audience Input:** None.

### Consent Agenda:

4.a. Approval of the May 27, 2021, Regular Meeting Minutes .

**MOTION** by Reed.

**Second** by Hebert.

Ayes: 5. Nays: 0.

### Public Hearing:

5.a. Request by Spectro Alloys Site Plan Approval to Allow Construction of a 63,272 Square Foot Warehouse and Temporary Storage Area. (21-14-SP)

Senior Planner Klatt gave a presentation and summary of the staff report for the Planning Commission.

Chair Kenninger inquired if the exit only sign needs to be a condition. Klatt stated that the applicant knows that the exit is only to be used to exit the property and they will be putting up a sign that states so.

Commissioner Reed stated that the signage for the entrance and exit is there primarily to help truck drivers know where to go.

Commissioner Marlow inquired if there is a specific timeline for the building to be constructed for the proposed temporary storage in the gravel parking lot. Klatt stated that there is not.

The public hearing opened at 7:15 pm.

Public Comments:

Luke Palen, 3595 Woodland Court, Eagan, Vice President at Spectro Alloys, stated that MnDOT will be working on safety improvements along the Highway 55 corridor in the summer of 2022. In the meantime all of Spectro's drivers have been educated on the turning process into the main entrance. Kenninger questioned if the MNDOT improvements will be done in conjunction with Spectro Alloys improvements. Mr. Palen stated that the timeline on the building will be done a few months ahead of the MNDOT road project, but it will be fairly close. The main entrance will continue to be used as the entrance and exit until the MNDOT road project is complete. Mr. Palen stated that in the next few years, they are hoping to get the temporary building replaced.

Victoria Schlautman, inquired if there was any sort of environmental review done. Klatt stated that no there has not been. He noted that the current application is a site plan review and that an environmental review is not required.

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An anonymous comment received via Zoom stated that considering Spectro is undergoing current improvements and construction, and also considering they are under probation for serious environmental violations for an additional year, and given Spectro's history of frequent and repeat violations, it would behoove the council to deny this expansion until their EPA probation is complete. If after one year they've complied with terms of the EPA ordered compliance order, this expansion could be reviewed at that time.

Klatt stated that the proposed storage warehouse project has no impact on the EPA probation period.

**MOTION** by Rivera to close the public hearing.

**Second** by Marlow.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing closed at 7:24 pm.

## **Additional Comments:**

Commissioner Reed stated that from an environmental aspect, the proposed project is creating an enclosed building to store materials inside, and no changes will be made on the manufacturing process. He noted that the building will look better than the current trailers.

Chair Kenninger stated that this project is a good improvement to the facility.

Commissioner Reed inquired if the notes from the public meeting between the City Council, Environmental Commission and Spectro Alloys will be shared with the public. Klatt stated that it was a public meeting.

**MOTION** by Rivera to approve the site plan and building design review for Spectro Alloys to allow the construction of a 63,272 square foot warehouse building, temporary storage area and related improvements, subject to the following conditions:

1. The applicant shall combine the two lots under common ownership into one parcel (PID 347215001010 and 347450001010) prior to construction of the temporary storage area or issuance of a building permit for the warehouse building.
2. Dedication of all drainage and utility easements as required by the City Engineer along with vacation of any easements needed for construction of the warehouse building that are deemed no longer necessary by the City.
3. Payment of all connection and area charges as determined by the City.
4. Planting of additional trees along the MnDOT right-of-way between the existing parking area and State Highway 55 in the southeastern corner of the site and in front of the temporary storage area along the Doyle Path right-of-way.
5. No parking or exterior storage is allowed outside of the designated temporary storage area on the site plan.
6. The applicant shall provide documentation of the reduction in outside storage over existing conditions upon completion of the warehouse building in accordance with the storage space plan submitted with the request.
7. The temporary storage area may use a gravel surface until a new building is approved by the City and constructed in this area.
8. Truck and trailer parking is prohibited within Doyle Path and the public cul-de-sac.
9. Submission of a plan approved by the Fire Marshall that identifies a construction staging area that maintains emergency vehicle access to the facility fire hydrants.
10. The applicant shall demonstrate compliance with all applicable regulations concerning the private subsurface sewage treatment system serving the new building.
11. Submission of a landscape security equal to one hundred and ten percent (110%) of the total cost of the plantings.
12. Conformance with all conditions of the City Engineer as outlined in the memo dated June 8, 2021 prior to issuance of a building permit.
13. Compliance with all MnDOT review comments.

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14. The temporary storage area must be properly addressed in storm water management plan.
15. Submission of a lighting and photometric plan conforming to ordinance requirements prior to the issuance of a building permit.
16. Designation of a trash collection area for the warehouse building.

**Second** by Marlow.

Ayes: 5. Nays: 0. Motion Passes.

## **5.b. Zoning Ordinance Text Amendment** making Breweries, Microdistilleries, and Wineries Conditional Uses in the BP - Business Park Zoning District and Making Agriculture an Accessory Use in that District. (21-26-TA)

Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

Commissioner Rivera stated that the Planning Commission recently reviewed a similar project and questioned if this change would affect that project. Nemcek stated that the project would be able to continue as they are.

The public hearing opened at 7:33 pm.

Public Comments: None.

**MOTION** by Kenninger to close the public hearing.

**Second** by Reed.

Ayes: 5. Nays: 0. Motion Passes.

The public hearing closed at 7:34 pm.

**Additional Comments:** None.

**MOTION** by Marlow to recommend the City Council Approve the Text Amendment making Breweries, Microdistilleries, and Wineries Conditional Uses and Agriculture an Accessory Use in the BP - Business Park Zoning District and Adding Tasting Rooms to the Definitions Section.

**Second** by Hebert.

Ayes: 5. Nays: 0. Motion Passes.

### **Discussion:**

Senior Planner Klatt stated that staff would like to have an additional Planning Commission meeting on July 13, 2021. Planning Commission confirmed that the date of July 13, 2021, will work to have a meeting.

Senior Planner Klatt stated that an AUAR has been published and is currently in the 30-day commenting period.

Community Development Director Kienberger provided the Commission with a landscape update on the St. Joseph's Solar project. City staff will initiate mediation between St. Joseph's Church and the bordering neighborhood.

**Reports:** None.

**Adjournment:** There being no further business to come before this Commission, Chair Kenninger adjourned the meeting at 7:50 pm.

Specialist

Respectfully submitted,  
Stacy Bodsberg, Recording