

APPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting - June 12, 2019



1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Hanson, Herbers, Husain, Kiekow, Kisch, Mersereau, Mohamed, Morton-Spears, Vosberg; Senior City Planner Larson; Planning Director Sherman; Council Member Liaison West-Hafner.

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION KISCH, SECOND HERBERS TO APPROVE THE JUNE 12, 2019 AGENDA.
MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – May 08, 2019

Commissioner Mersereau pointed out that Commissioner Chair Hanson did not adjourn the meeting as she was absent, it was Commissioner Vice-Chair Kisch that adjourned the meeting.
MOTION HANSON, SECOND HUSAIN TO APPROVE THE CONSENT AGENDA WITH THE NOTED CORRECTION.
MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. Homeward Bound USA, Inc. (Peter Hagen) – Waiver of Platting #19-109 to subdivide the existing lot into two single-family residential lots at 6409 Edgemont Blvd. N.

Senior Planner Larson introduced the application located on the Edgemont Addition, an old plat dating back to the 1920s before Brooklyn Park was a village. He stated the lots are along Lake Magda and Edgemont Blvd in the southwest corner of the City. He explained at some point, 6409 Edgemont Blvd. N had two lots combined. He said the current owner is remodeling the house to sell and would like to sell a portion of the land for new construction. He explained this requires a subdivision to the parcel. He noted this request is different than usual subdivisions in that previously there were two platted lots combined, and a Waiver of Platting will validate the original lot lines. He said the two lots would both be about a half-acre in size. He confirmed the existing house would stay as-is on the northern lot, and the southern lot would be available for new construction. He stated there are several outbuildings on the property which would be on the southern vacant lot after the subdivision. He explained an outbuilding is not allowed without a main building, and furthermore the outbuildings do not meet zoning regulations. He stated as a condition of the subdivision approval, the applicant is expected to tear down these outbuildings ideally as early as next week. He said there is a well on the property that needs to be removed

per the City's Utilities Department if it goes unused. He explained that there will be some park dedication from the new lot. Staff recommends approval.

Commissioner Chair Hanson opened the public hearing.

Seeing no one approach the podium, Commissioner Chair Hanson closed the public hearing.

Commissioner Kisch asked if the items in need of demolition could be identified on the provided map to bring awareness and agreement as to the extent of what is being removed.

Senior Planner Larson answered it is basically everything except the house. He pointed to a concrete slab that would be across the new property line, a walkway that crosses the property line, two sheds located on the map, and a large garage close to the sheds that is not identified on the map. He stated that City Staff is also encouraging the removal of a retaining wall on the east portion of the second lot. He added the well is located directly in front of the house.

Peter Hagen, the applicant, commented that it makes sense to take out all the buildings, otherwise the parcel is not viable for a new single-family home. He added this has been in their plans before the City required it as a condition. He assured the Commission they are on the same page.

MOTION KISCH, SECOND MERSEREAU TO RECOMMEND APPROVAL OF WAIVER OF PLATTING #19-109 TO SUBDIVIDE 6409 EDMONT BOULEVARD NORTH INTO TWO SINGLE-FAMILY PARCELS, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Sherman confirmed that the public hearing items will move on to City Council Monday, Jun. 24.

B. Ryan Companies US, INC./IBEW – Rezoning, Plat, and Site Plan Review #19-111 for a union hall at 6648-6700 West Broadway Ave.

Senior Planner Larson introduced the application that is located at the same site that was considered for an unsuccessful charter school proposal a few months ago. He stated the new proposal is to replat three of those four properties that were previously considered for the charter school into two new parcels totaling 7.3 acres. He noted there are three homes and a barn on the property that would all be demolished. He explained one parcel would be for the construction of a building for the headquarters of the International Brotherhood of Electrical Workers. He said the primary use would be for the day-to-day operations of office staff. He pointed to the northern third of the building that would be used for membership meetings held a few times throughout the year. He explained most of the parking on the site is to accommodate the meetings, and only about 15 or so spaces directly adjacent to the building would be used daily. He indicated a portion of the building that will remain unfinished for now and will be reserved for more office space to house another component of the union in a couple years. He pointed to additional parking adjacent to the western side of the building that would accommodate parking for this addition in office space. He stressed this is a much less intensive use when compared to the charter school proposal, which was a concern of the neighbors and Hennepin County. He explained the County feels much more comfortable with this design as it does not require any immediate road improvements to West Broadway since the membership meetings would be held during evenings

or weekends when the traffic is generally light. He assured the Commission the County will keep an eye on the road.

Senior Planner Larson explained the southern parcel of the property would remain undeveloped for now as there is no immediate need for the land, but it could allow for another user such as an office building or daycare. He pointed to the landscaping that would be finished around the storm water basin and the building. He mentioned the intent to keep the rest of the landscaping on the site as-is. He assured the Commission that roof-top screening requirements would be met as the roof-top units will be placed far enough back so they are not visible to the adjacent properties. He explained the application has three components: rezoning from R3 to B2, platting of the property from three lots to two lots, and the Site Plan Review portion to evaluate the building and layout of the site which is required since it is a non-residential use adjacent to a residential use. Staff recommends approval with a few conditions, one being the storm water basin may need to be larger to accommodate the infiltration for the site.

Anthony Adams, a civil engineer with Ryan Companies and speaking on behalf of IBEW, said that Ryan Companies and IBEW have partnered up to design the 26,000 square foot headquarters building. He provided that IBEW was thrilled about the location of the land as they feel it has great access to I-694, a lot of their members are local to the northwestern suburbs, there is ample space for their current needs as well as flexibility for future growth. He stated the local union 292 has been around since 1902 with currently about 4,500 members. He explained IBEW prides themselves on providing great employment and educational opportunities, recruiting women and minorities, and being active members of the community by volunteering at places such as Habitat for Humanity and Second Harvest Heartland. He stated that he personally was impressed by their care to hear everyone's opinion. He believed their stewardship and educational opportunities will make them an asset to the City. He expanded on the proposed use of the headquarters for the main IBEW office that will house about 16 employees. He reiterated there will be a large meeting room on the north side of the building. He stated the member meetings are held monthly in the evenings usually during the week and some weekends. He explained there will also be a few sporadic meetings such as retiree luncheons and the company Christmas party. He reiterated that most of the daily traffic will be the 16 employees. He pointed to the southwestern portion of the building that is a shelled space for a future benefits office, which is a division of IBEW comprised of roughly 12 employees, that is anticipated to move in to the building in about five years. He noted the plans reflect a potential user on the vacant southern lot per the request of City Staff. He explained IBEW intends to hold on to this second lot as long as they can in anticipation of future membership growth.

Anthony Adams described additions made to the site to address concerns that were brought forward in the past proposal. He pointed to the western edge of the site where a landscaped berm is planned to include vegetation and trees. He indicated there would be a 6-foot privacy fence along the edges of the northwest property adjacent to the site in addition to further landscaping and trees. He explained all the parking stalls around the building are oriented to point towards the building to prevent headlights pointing towards the surrounding residents. He provided that these additions not only enhance the project but blend the new development into the existing community.

Commissioner Chair Hanson opened the public hearing.

David Wickham, 6716 West Broadway, stated that his lot was intended to be the fourth lot in the development of these parcels. He stated that the applicant has recently decided to not do business with him, and it is not due to a lack of his own availability and cooperation. He explained that he and his real estate agent presented their own purchase agreement back in April that included safeguards because the previous proposals had no safeguards to protect him. He stated that as a result the applicant has decided to eliminate the fourth lot from the site. He said the applicant is trying to make the project cheaper, and as a result they will be squeezing him right into the northwest corner. He explained that more than one real estate agent has advised him that if this project proceeds his property value will be negatively impacted, and he will never be able to sell his home down the road. He stated that this property has been in his family since the 1930s when it was originally farmland, and it is the only home on the block that has been continuously occupied. He said it isn't right that the applicant can come in and cherry pick the middle lots while leaving the rest. He hopes the applicant will reconsider negotiating to include the purchase of his lot before the project continues.

Michael and Sarah Kelso, 6657 West Broadway, explained they live directly across from the site. They stated their support of the project, and belief that it is a good fit for the lot. They explained they have been against previous proposals, but they like that this isn't too big of a building.

Michael Werner, 6701 West Broadway, explained he also lives across the street from the project. He stated he has lived in his house for 40 years. He supported the project and felt this proposal is best for the neighborhood. He believed the applicant offered Mr. Wickham the same offer as what was on the table for the charter school proposal. He added that he loves his neighborhood.

Seeing no one approach the podium, Commissioner Chair Hanson closed the public hearing.

Commissioner Kisch explained the Planning Commission is not able to address personal transactions, so they are not able to discuss or consider the negotiation. He noted that if the fourth parcel could be added to the project, it would make for a stronger overall plat. He stated that his decision will not be impacted either way. He said if the lot were to be included between now and the City Council meeting on Jun. 24, he doesn't see a need to bring it back to the Commission. He stated his overall support for the proposal. He asked why there isn't any language or conditions in the plat addressing a shared access agreement to address the shared access drive that aligns with 67th Avenue. He noted that he does see a utilities easement. He asked if a shared access agreement should be added into the legal language since it would also service outlot A.

Senior Planner Larson agreed this needs to be added.

Commissioner Kisch asked if any easements or cross-lot agreements are needed for maintenance access of the infiltration storm water basin that extends across the lot and outlot A. Senior Planner Larson indicated that item 3.02 on page 5 includes the storm water maintenance agreement.

Commissioner Kiekow asked what the maximum capacity is for the facility to accommodate the larger meetings, and if there is enough parking to service the larger groups.

Anthony Adams confirmed the proposed parking is adequate for the monthly and yearly events. He said the family picnic event is the largest event which happens on the weekend during the day

in the summer time. He noted that currently IBEW usually hosts this event at a public park, but now they will like to use the southern vacant lot for the one-day event. He explained this has been discussed with Todd and may involve a special use permit to set restrictions for the event. He stated additional parking needs are anticipated for this event, but they hope to park on the grass of the southern outlot where there would also be a temporary picnic and tent area.

Commissioner Kiekow asked if all vehicles will be accommodated on the property without overflowing on to West Broadway and residential streets.

Anthony Adams confirmed yes. He stated they understand there is to be no parking on West Broadway, and they are prepared to provide signage to this effect.

Commissioner Mohamed asked if the meeting space will be open to the public. He believes the West District of the City has a deficiency in meeting spaces.

Anthony Adams explained the intent is the meeting space will only be for IBEW business events. He stated the B2 zoning was selected to allow for flexibility that the meeting space could be separately permitted for separate organizations and individuals to use in the future, but that is not the current intent.

Commissioner Mohamed encouraged the applicant to allow for this space be open to the public. He asked if there are plans to work with the fourth property in the northwest corner of the site. He added he is excited about the proposal especially seeing neighbors in support of the project, but he wants everyone in the neighborhood to feel they are included in the decision-making process. Anthony Adams said they are not against future conversation, but IBEW is on a strict timeline as to when they need to be in the facility. He stated there are no active plans to re-opening negotiations on the applicant's end.

Planning Director Sherman stated City Staff made it clear to the applicant that if they do end up incorporating the fourth parcel it will be a simple amendment to the proposal not requiring additional review from the Commission or Council.

Senior Planner Larson elaborated that the B2 District allows for convention centers and assembly halls via a Conditional Use Permit. He clarified that if IBEW wants to later open the hall to outside parties a Conditional Use Permit will be necessary which triggers additional review from the Commission and Council.

MOTION HANSON, SECOND HUSAIN TO RECOMMEND APPROVAL OF REZONING 7.29 ACRES FROM DETACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R3) TO NEIGHBORHOOD RETAIL BUSINESS DISTRICT (B2) AT 6648, 6656, AND 6700 WEST BROADWAY.

MOTION CARRIED UNANIMOUSLY.

MOTION HANSON, SECOND MERSEREAU TO RECOMMEND APPROVAL OF PRELIMINARY PLAT OF "IBEW ACRES" EAST OF WEST BROADWAY AND SOUTH OF INTERSTATE 94, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Commissioner Kisch made a friendly amendment to include language on the access agreement on the road aligning with 67th Avenue.

MOTION CARRIED UNANIMOUSLY.

MOTION HANSON, SECOND MERSEREAU TO RECOMMEND APPROVAL OF SITE PLAN REVIEW #19-111 FOR A NEW OFFICE BUILDING AT 6700 WEST BROADWAY, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

C. FPI, LLC – Conditional Use Permit #19-110 to allow for auto glass installation and landscaping service businesses at 8208 Brooklyn Blvd. N.

Planning Director Sherman introduced the application for a Conditional Use Permit to allow for auto glass repair, vehicle safety calibration services, and repair and storage of landscaping and lawncare equipment at 8208 Brooklyn Blvd. N. She described the site location as just the building and parking area separate from the rest of the vacant land indicated on the map. She stated the current building owner is looking to sell the building, so it will not be a leased as was the case with the previous user. She provided recent photos of the building that reflect a recent remodeling, but there is still a nonconforming light over the door that needs to be brought up to code as a condition of the permit. She pointed to the modified downcast lights on the rear of the building and a light pole installed in the parking area that are all up to city code. She said she is hopeful the landscaping company will address the overgrown vegetation around the building and parking lot. She explained that since this is an existing building, there are limitations as to what can be required for improvements within the Conditional Use Permit application. She added the applicant is proposing to fence in the entire property, with the exclusion of the building, for security and screening purposes. City Staff included recommendations as to the type of fence, such as small-gage chained-link so that the fence is not climbable. She provided another option of a dark vinyl fence if the applicant prefers. She stated the applicant will also be using security cameras to make sure people are not dumping things at the site. Staff recommends approval with conditions as outlined in the resolution. She stated the applicant is aware of the history on the parcel, so it has been made clear that the proposed outside storage of equipment and a dump truck needs to be contained within a designated paved part of the property contained within the fenced area.

Commissioner Chair Hanson opened the public hearing.

Sue Kuske, 7716 Zealand Ave N, stated a general concern because of the past user of the property. She said the property creates a bit of a conundrum since it is not on a paved street, and so the only paved parking is the small area behind the building. She read through the terms of the Conditional Use Permit, and after factoring in the size of the parking spaces and the 25-foot drive aisle, she estimated room for 15 parking spaces; not including any spaces lost from the enclosure for the waste area. She asked the applicant if less than 15 spaces will be sufficient considering there are 2 businesses, and they will need parking space for clients, employees and any business vehicles. She explained that the previous tenant was not able to contain the business parking within the 15 spaces on site resulting in vehicles parked on the grass and unpaved area. She thinks the proposed fence is great and assumed it would contain the paved area of 15 parking spaces in the back of the building. She asked how tall the privacy fence would be and if the same area will fit the dump truck and commercial equipment on trailers.

Seeing no one approach the podium, Commissioner Chair Hanson closed the public hearing.

Commissioner Chair Hanson asked for clarification where the parking will be for clients versus the parking for equipment. She also asked for the fenced in area to be pointed out.

Victor Leonovich, businessowner of FPI, LLC and applicant, started with the glass business. He said they operated as a mobile service for the last 8 years, so the number of vehicles parked on the site at once will be minimal. He anticipates that 3 parking spaces will be enough to operate during the day. He stated there are no employees, only 3 partners who each have trucks which are used for the mobile service. His son-in-law stated that the landscaping side of things will be primarily to provide for storage of their equipment; some of which will be stored inside the building. He reiterated there will be trailers, 1 dump truck and 2 small pick-up trucks. He assured the Commission and Sue Kuske there will not be more than 15 vehicles at the property at once. He anticipates 10 vehicles between the 2 businesses, but it won't always be that many because the landscaping vehicles will go off-site during the day.

Commissioner Chair Hanson clarified her understanding that the auto glass repair was formerly completed by mobile service, and the site will serve as the home base for their landscaping business. She added the vehicles on site will also go out to the landscaping work.

Victor Leonovich and his son-in-law confirmed this was correct.

Commissioner Chair Hanson asked if they could point out the exact placement of the fence on the property.

Victor Leonovich pointed out the property lines where they plan to enclose with a fence adding that they want to maximize the space as much as possible. He stated they will be happy to abide by all requirements including any easements unlike previous users in the building. His son-in-law clarified that landscaping materials such as rocks will not be stored on the property, it will just be maintenance equipment.

Commissioner Kiekow asked for a description of calibration services for vehicle safety equipment. Victor Leonovich explained modern vehicles have equipment installed on the auto glass. He provided an example of lane departure warning systems which include cameras and warning controls to alert the driver if they are leaving the lane or approaching a vehicle. He added some of the systems are active in that they can correct drivers by braking automatically or turn the vehicle back into the lane. He said these features require calibration any time there are changes and replacements to the glass; windshields in particular. He said there are two stages to complete calibration: 1). static calibration, which connects the device computer to the vehicle computer and confirms the correct settings; 2). dynamic calibration, which includes numerous targets to support the automatic adjustments of the vehicle. He stressed the vehicle must be positioned correctly and the front of the vehicle must be specially installed for the calibration to work. He added that many vehicles now have cameras installed on the side-view mirrors and sensors in the blind spots that also require recalibration when any repair is done to the body of the vehicle. He explained they plan to use the facility to recalibrate vehicles that have been repaired in body shops.

Commissioner Kiekow asked how many vehicles they plan on in a day, week, and month.

Victor Leonovich said it is not in their plan to concentrate on this part of their business. He explained statistically they are replacing windshields every day, and only about 10-15% of those vehicles require recalibration. He said he really can't provide data as he doesn't know yet.

Commissioner Kiekow reiterated that the last tenant had too many vehicles on the site at once. He stated concern that the constraints of the site may become a problem as the business hopefully grows.

Victor Leonovich agreed they do hope to grow their business. He said their business started about 8 years ago with \$200, and now they need to secure a building in order to grow the business further. He stated that if they expand past the capacity of the site, they anticipate they will have the capital to buy something else.

Commissioner Mohamed said that a few weeks ago he met the previous owner of the building who operated out of there for over 50 years. He wishes the best for the applicant, and he approves of the fence. He stressed the applicant must look over the requirements of the Conditional Use Permit to make sure the conditions will work with their business because they don't want to set them up for failure, but the City wants to make sure that the use of the building benefits the environment and the community; especially the nearby neighbors.

MOTION MOHAMED, SECOND MERSEREAU TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT #19-110 FOR AUTO GLASS REPAIR, CALIBRATION SERVICES FOR VEHICLE SAFETY EQUIPMENT, REPAIR AND SOTRAGE OF LANDSCPAING AND LAWNCARE EQUIPMENT OWNED BY THE BUSINESS AT 8208 BROOKLYN BOULEVARD, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Commissioner Vosberg asked for confirmation that the site is only the building and the small parking lot.

Planning Director Sherman confirmed that is correct.

Commissioner Vosberg asked if the current owner of the property will continue to own the rest of the nearby land.

Planning Director Sherman confirmed yes. She stated the current property owner also owns the building to the left of the site with several leased businesses, and they also own more vacant land to the north.

Commissioner Vosberg asked if the intent was for this land to stay vacant.

Planning Director Sherman confirmed yes. She explained that if improvements or expansions occur, storm water improvements are required. The current buildings can continue as-is, but as soon as more parking and pavement is added to the site they will have to address the other work. She does expect there will be an application submitted for the balance of the land at some point in time, and then the City will have to talk about building Xylon Ave which is currently a gravel road.

Commissioner Vosberg suggested the City will want to look at the area as a whole eventually to prevent the parceling of small pieces that may lead to a hodgepodge of uses. She is satisfied that it sounds like any further development in the area would lead to more of a master plan.

Commissioner Kisch asked for confirmation that the applicants understand any expansion within the undeveloped land of the parcel could trigger investment in the property.

Director Planning Sherman confirmed a lot of conversation has gone into what can and cannot be done on the site. She stated her hope that the business is wildly successful to the point where they can buy the vacant land nearby and come in with a bigger plan in the future.

Commissioner Kisch agreed.

MOTION CARRIED UNANIMOUSLY.

Planning Director Sherman added the fence will be 6-feet tall to answer Sue Kuske's question in the public hearing.

Victor Leonovich and his son-in-law confirmed yes.

7. OTHER BUSINESS

Planning Director Sherman introduced Erin Perdu from WSB, the primary contact in the City's planning consulting contract. She explained Erin's team was contracted to assist with the Comprehensive Plan, and they have done the heavy lifting to help put the document together.

Erin Perdu explained her presentation was an update to the status of the Comprehensive Plan and inform the Commission how they have responded to the comments from the Metropolitan Council that were received in January 2019. She recapped that they submitted a complete draft of the Comprehensive Plan in December 2018 per the deadline. She stated a letter informed them additional detail and clarification was needed in order to be complete. She noted that most of the adjustments were minor and were outlined in her memo to the Commission. She stated the purpose of the presentation tonight was to receive feedback from the Commission on the more significant changes. She said her team took advantage of the additional time by starting with map updates as directed by City Staff. She stated this provided more accuracy to the potential redevelopment sites to align with the goals and plans of the City. She confirmed that the updated chapters include: Land Use, Housing, Transportation, Park and Trails, and Implementation.

Ms. Perdu explained that late last year, the Metropolitan Council revised the population and household forecasts which inform the Comprehensive Plan. She noted the 2040 forecast stayed the same, but the growth per decade was adjusted. She explained that the new forecasts required updates in data tables throughout the entire document. She said another change made by the Metropolitan Council was a slight increase to the affordable housing allocation to 795 units. She stated the Comprehensive Plan was already well exceeding the required 795 units in the densities included in the future land use plan. She stated this change required the Transportation Analysis Zones (TAZ) and housing tables to be updated.

Ms. Perdu discussed the changes made to the land use chapter starting with the new map that provide the City's best guess as to where potential development and redevelopment will occur.

She explained the Metropolitan Council required a change to provide a minimum redevelopment density of 20 units per acre within a half-mile of the LRT station areas. She stressed this only applies if a property is redeveloped, current single-family neighborhoods don't need to increase in density. She explained a majority of the land within a half-mile of the station areas are planned for high-density residential or mixed-use already, but now the density of 20 units per acre is specified. She added this is also consistent with the intent of the Transit-Oriented Development (TOD) Districts. She explained an update was made to the Land Use/Housing table which now reflects the Comprehensive Plan complies with the Metropolitan Council's forecasts, overall community density requirements, and the affordable housing allocation. She said in addition to updating the numbers to developable acres, the table now shows 2 decades of potential development. She pointed out the 2021-2030 decade because that is when the affordable housing allocation needs to be met, and Brooklyn's Park goals more than meet the minimum requirements. She pointed to the "Yield" column that the Metropolitan Council required to show the percentage of expected residential development versus non-residential development.

Commissioner Chair Hanson asked for clarification that while the Metropolitan Council gave the City a higher minimum number of affordable housing units, the City has planned for that number, so there was not a lot of change in this regard.

Ms. Perdu confirmed that is correct, the City already overshot the minimum number in their plan. She clarified that the City is not necessarily responsible to see that many units developed, but there needs to be land set aside for such development.

Commissioner Kisch asked if the TOD zoning language should be updated to also meet the 20 units per acre now outlined in the 2040 Comprehensive Plan.

Ms. Perdu recommends that the City designates an overlay district to accommodate the redevelopment in the LRT station areas.

Planning Director Sherman added the TOD zoning doesn't cover the entire half-mile, so that is something that will need to be addressed either by expanding the district or by overlay. She assured the Commission this will be accomplished, but there will need to be discussions as to the best way to proceed.

Ms. Perdu stated they were required to add verbiage to the implementation tools in the Housing chapter. She explained there are a few tools that can be considered by the City to assist in the affordable housing goal that were missing from the plan. The added tools include: partnerships, consideration of housing improvement areas, the 4d tax credit program, and developing a local fair housing policy. She added that any LCDA grants from the Metropolitan Council require a local fair housing policy, and housing Staff indicated this is already in the works.

Ms. Perdu moved on to the Implementation chapter. She explained more detail was needed to describe the existing zoning districts as well as any zoning changes that will be required to comply with the plan. She stated that after the 2040 Comprehensive Plan is officially approved, the Metropolitan Council will require the zoning to be updated within 9 months to be consistent with the plan. She added the CIP was attached per the Metropolitan Council's request as this accounts for all the regulatory and financial methods of implementation.

Planning Director Sherman pointed out that Erin does this work for several communities, and these are minor modifications. She stated it is normal in this process for the Metropolitan Council to declare a comprehensive plan incomplete and a majority of the cities are going through a similar correction process.

Erin Perdu confirmed her group was involved with the comprehensive plan for 30 cities within the metropolitan area, all of which received at least one incomplete letter.

Commissioner Kisch stated his excitement to start discussions and next steps towards implementation.

8. INFORMATION ITEMS

A. Council Comments

Council Liaison West-Hafner stated the Council met on May 28, 2019 and approved the Panera plat, the additional homes at Samara Circle, and the Mississippi Gardens fence variance request after it was changed to a 6-foot fence located 50 feet from the high-water mark rather than 30 feet. She confirmed finalization of the TOD ordinance which is now officially in place.

B. Commission comments (none)

C. Staff Comments (none)

9. ADJOURNMENT

Commissioner Chair Hanson adjourned the regular meeting at 8:12 PM.

Respectfully submitted,

Natalie Davis
Planning Program Assistant