



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JANUARY 20, 2021
5:35 PM
CITY COUNCIL CHAMBERS**

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

1. Roll Call

The Chair called the meeting to order at 5:36pm

Jon Klasna
Evan Bruce
Roger Giese
Dan Koch
Judy Goldsby
Ron Benner (Arrived at 5:37pm)
Nick Altonaga (City of Laurel)

General Items

2. Approve Meeting Minutes: December 16, 2020

Dan Motioned to Approve the meeting minutes from the December 16 2020 meeting as presented
Evan seconded.
Motion Carried.

New Business

Old Business

3. Conditional Land Use: Soda Station Kiosk

Nick provided a summary of the previous planning board meeting and public hearing. The Applicant Annie Larson and associates were present (Cassie, Ed (owner of the property), and Randy (business owner, landlord for current location)).

Ron had concerns about the driveway and traffic direction. Suggested moving the stand to the interior of the lot

- The future plan is to build another full structure on the back of the lot, with a drive through off of 2nd Avenue. The Soda Station operation will then be located within the building.

Ron remembered a previous discussion at City Council about ingress/egress and the issues it poses.

- The plan with the second building is to have a parking lot to the west of the building, which will have the cars stacked for the drive-thru within the parking lot.

Roger: There is a lot of traffic at various times through that area. Is the kiosk moveable?

- The building will be tied to city services but is a temporary structure. Plan to have a water and sewer line to the future building.

Where is the current location?

- Off of Shiloh, with another location planned in the Heights.
- It will be a new building.

Plan to trench over to the kiosk, as if building 2 was already there.

Will the building have bathrooms?

- No, we have agreements with nearby businesses to utilize restrooms for employees at this time.

Judy: Status of garbage collection?

- The dumpster for the lot is behind the Chiropractor office/Dominos.

Discussion of timeline of getting the second building constructed.

- 6-12 months
- Will place an extra bin behind Town Pump to utilize.

Discussion of utilities

- There is one utility meter for the whole small complex. The tenants and owner pay the bill through that.

Ron discussed his worry about temporary businesses and kiosks that don't have to pay full taxes like other major brick and mortar operations.

- Cassie: The flip side of not paying full taxes/fees for full brick and mortar is a limited scope of operations.
- Plan to create up to 12 jobs within the community.
- Have gotten good feedback from Laurel high school students who like working at the existing Billings kiosk and are excited to work locally.

Judy: would the 2nd building be a full drive through and walk-in service?

- The structure would be mostly geared towards drive-thru but would have limited walk-in service.

Members discussed the different issues at hand and certain added conditions of approval.

Nick restated the conditions of approval:

- Moving the structure to the interior of the lot
- Must begin construction of future permanent structure within 12 months of Conditional Land Use approval.
- Establish a bathroom agreement with nearby business.
- Hook-up to city services (Water and Sewer)

Ron Motioned to approve the conditional land use application for the Soda Station beverage kiosk with the conditions included in the staff report as well as those additional conditions established by Planning Board.

Dan Seconded.

Motion Carried.

Other Items

4. Uniquities Sign Review

Planning Board members reviewed the sign design and Laurel zoning code.

Ron Motioned to approve the Uniquities Sign as designed.

Jon Seconded.

Motion Carried.

5. Upcoming Projects

Discussion of Cherry Hills 3rd Filing.

Discussion of the status of Goldberg Sporting Estates.

Follow up with Dan Wells for Regal Community Park?

- Nick will be following up on the multiple issues that Planning Board and City Council have noted.

SE 4th Variance upcoming at February or March meetings.

Iron Horse Station 2nd Phase discussion. Should be finalized soon.

Nick will also be following up on the affordable housing project off 8th Ave.

Announcements

6. Adjourn

The Chair adjourned the meeting at 6:35pm.

7. Next Meeting: February 17, 2021

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DATES TO REMEMBER