

## DRAFT PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on April 27, 2020 at the Virtual Meeting, at 7:00 PM.

### 1. CALL TO ORDER

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

### 2. ROLL CALL

#### PRESENT:

Commissioner Eischens  
Commissioner Bernhagen  
Commissioner Cobbs  
Commissioner Ali  
Commissioner Hansen

#### ABSENT:

Commissioner Julien

#### STAFF PRESENT:

Planner Walburg and Administrator Buchholtz

### 3. APPROVAL OF MINUTES

#### A. Approval of Minutes from March 23, 2020 Meeting

Commissioner Cobbs requested corrections be made to the March Planning Commission minutes. Administrator Buchholtz stated that corrections will be made and resubmitted.

### 4. PUBLIC HEARING

#### A. Public Hearing - Variance Application for 8457 Sunset Road NE - Tony Mezzenga

Planner Walburg reviewed the staff report with the Planning Commission for a request for a variance to the side yard setback. Ms. Walburg reviewed the Land Use and Zoning plans with the Commission.

Applicant Tony Mezzenga reported that the proposed building will have infrequent usage and noise. He reported that only the service doors will be used and does not expect large overhead doors to be installed on the north side of the building. He stated that the building will be used for offices and warehousing.

Mr. Mezzenga stated that he wants the neighbors to be pleased with the building and he is willing to add any type of buffer to help block the view of the building while still looking nice

to the neighboring properties. He reported that his plans do not include any overhead lighting and any additional lighting will be pointed downward.

Commissioner Cobbs inquired if the project is still a possibility with the current economic conditions. Mr. Mezzenga stated that he is still working on the plans and site plan. He anticipated that the project will be constructed in the fall.

Commissioner Eischens stated that he would like to see a strong buffer zone between the nearby resident's property and the proposed building.

Chairperson Hansen opened the public hearing at 7:05 PM.

Keven Olson, 8483 Sunset Road NE, stated that he does not have any issues with the variance request. He stated that he would like to see a privacy fence installed along the proposed tree line since the building will face his garage. He stated that he would prefer that the buffer zone be more than a mature tree line.

Ms. Walburg stated that the Planning Commission could add a condition to their recommendation that a privacy fence be added. She stated that this is the time to make this request in the early approval stages.

Mr. Mezzenga stated that he is in favor of placing a fence along the property line and would be willing to have the fence be the responsibility of the homeowner once it is installed. He stated that he will discuss with the homeowner what type of material the fence will be.

Chairperson Hansen closed the public hearing at 7:25 PM.

Motion made by Commissioner Eischens; second by Commission Cobbs to recommend approval of variance request with the following conditions:

1. The side setback to the north is approved at 25 feet vs. the required 50 feet only if the north side of the building has no main business entrances or lading areas facing that direction and no parking between the building and the north lot line.
2. Landscaping shall be provided in the north side yard as suggested on the site plan, with details to be reviewed and approved by the City Planner at the time of Site Plan review.
3. All other details of the proposed development will be reviewed in the Site Plan review process, including grading, drainage, stormwater management, landscaping and screening, signage, lighting, number of parking spaces, and other details as required by City Code.
4. A privacy fence be added on the north side of the 25 feet variance.

ROLL CALL VOTE: Commissioner Eischens- aye, Bernhagen-aye, Cobbs-aye, Ali-aye and Chairperson Hansen - aye. Motion carried.

**5. OTHER**

A. Administrator Reports

Administrator Buchholtz reported that the Met Council approved the City's 2040 Comprehensive Plan. He thanked the Planning Commission for their work and involvement on the plan.

**6. ADJOURN**

Motion made by Commission Bernhagen, second by Cobbs to adjourn.  
Meeting was adjourned at 7:30 PM.