

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, AUGUST 17, 2016
7:00 P.M.**

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Pat Lucking, Commissioners Lake Bechtell and Fiona Sayer

Others Present: Zoning Administrator Dale Cooney

Absent: Commissioners Kristi Conrad and Doug Reeder, and Council Liaison Bill Cook

2. MINUTES – July 20, 2016

Chairman Lucking moved to approve the minutes of July 20, 2016 as written. Commissioner Bechtell seconded the motion. Motion carried 3-0.

3. PUBLIC HEARINGS

3a. Public hearing to consider the variance request of Duane and Leonora Thurow for the property at 5125 West Street: The applicants are proposing a side yard setback 6 feet, 2 inches in order to construct an addition onto the existing house. Section 1120:15 of the Zoning Ordinance requires a minimum side yard setback of 15 feet

Chairman Lucking introduced the agenda item and opened the public hearing.

Rick Sundberg, the property owner, said that his intent is not to take away parking. He said that he would like to install a grass pave product that will allow water to infiltrate, but that will not compact. He said that this will deal with the potential parking problem from removing the current parking pad.

Lucking asked if there would need to be a gravel base for the parking area. Sundberg said yes. Lucking said that the city does not consider gravel pervious.

Sundberg said that this parking area proposal will also help address the issue of the drainage at the end of West Street. He said that when he spoke with the adjacent neighbors he thought that they were comfortable with the proposal.

Duane Thurow, the applicant, said that he had conversations with the neighbors and that, based upon their conversations, he did not expect them to object.

Lucking closed the public hearing.

Sayer said that perhaps the applicant could look at other solutions that the neighbors would not object to.

Sundberg said that the west side of the lot would also create a new encroachment. He said that the lot is non-conforming and that it is difficult to meet the setback requirements, and what he is proposing is less than the existing encroachment. He said that a proposal for anywhere else on the lot would create a new encroachment.

Bechtell said that he agrees that there is a drainage issue at the end of West Street. But, he said that several neighbors are not in favor of the request, nor is city staff, and that he would not support the variance.

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Lucking said that Commissioner Conrad had also submitted comments stating that she was not in favor of the request.

Lucking said that any improvements that sit on top of class 5 gravel would not be considered pervious. He said there is a severe parking problem in that area. Lucking said that the previously approved variance was on top of existing hardcover, but that in this case it would be new hardcover. He said that if this were approved, a second-story addition would likely be added in the future. He said that, based on precedent, he would find it hard to approve the request.

Motion by Bechtell to recommend denial of the variance request of Duane and Leonora Thurow for the property at 5125 West Street, as presented. Motion was seconded by Sayer. Motion carried 3-0.

3b. Public Hearing to consider the conditional use permit request of Brahmani, Inc. to replace and install new signage at 21380 State Highway 7: Section 1140.40(3)(2) of the Zoning Ordinance requires a Conditional Use Permit to erect, alter, reconstruct, maintain or move signage.

Chairman Lucking introduced the agenda item and opened the public hearing.

Akshay Patel, applicant, said that they will be installing new pumps, islands, pylon signs and canopy signs.

Lucking asked if the height of the proposed sign could come down since, as proposed, it is 3 feet higher than the current sign.

Patel said that he would talk with the contractor to see if that was possible. Bechtell said that he would like to see the sign shorter.

Lucking said that he thinks the improvements will look nice and add continuity.

Peter Lehman, of 21265 Radisson Road, Shorewood MN, 55331, said that he lives across State Highway 7 from the Greenwood Market. He said that he would like the new signage to minimize spot lighting towards their property, not have any flashing lights, and shield the canopy lights that cause so much glare in the area.

Patel said that the proposed LED lights will replace the current canopy lighting, and will be recessed into the canopy, similar to a Holiday station.

Lucking closed the public hearing at this point.

Bechtell said that he was comfortable with the proposal if the height of the pylon sign did not exceed 20 feet.

Lucking said that he would want to ensure the city had a chance to approve the under-canopy lighting.

Motion by Sayer to recommend approval the conditional use permit request of Brahmani, Inc. to replace and install new signage at 21380 State Highway 7 as presented, based on the findings, recommendation, and conditions of staff, with the additional condition that the pylon sign not exceed 20 feet in height. Motion was seconded by Bechtell. Motion carried 3-0.

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3c. Public Hearing for Ordinance No. 261, an ordinance amending Section 1140.19 regarding grading conditional use permits and variances

Chairman Lucking introduced the agenda item and opened the public hearing. Hearing no public comments, Lucking closed the public hearing.

Motion by Bechtell to recommend approval of Ordinance No. 261 as written. Motion seconded by Sayer. Motion carried 3-0.

3d. Public Hearing for Ordinance Number 262, mandatory update of Section 1174: Floodplain Ordinance

Chairman Lucking introduced the agenda item and opened the public hearing. Hearing no public comments, Lucking closed the public hearing.

Bechtell asked if the ordinance was a federal mandate. Cooney said that it was not a mandate, but that if the city did not update the language, they could not participate in the National Flood Insurance Program.

Motion by Sayer to recommend approval of Ordinance No. 262 as written. Motion seconded by Bechtell. Motion carried 3-0.

4. NEW BUSINESS

5. LIAISON REPORT

Council Liaison Bill Cook was not in attendance, and no liaison report was given.

6. ADJOURN

Motion by Sayer to adjourn the meeting. Bechtell seconded the motion. Motion carried 3-0. The meeting was adjourned at 7:45 p.m.

Respectively Submitted,
Dale Cooney - Zoning Administrator