

**Planning Commission  
Minutes  
Regular Meeting  
February 14, 2017**

**1. Call to Order**

Chair Rotty called the meeting to order at 7:00 p.m.  
Members Present: Rotty, Bjorge, Franceschelli, Kuyper  
Members Absent: Rich  
Also Present: Tony Wippler, Planning Manager

**a) Election of Officers**

**MOTION** by Kuyper, second by Bjorge to nominate Dirk Rotty as Chair. **MOTION** by Kuyper, second by Bjorge to nominate John Franceschelli as Vice Chair. **APIF, MOTION CARRIED.**

**b) Appointment to Committees**

Member Bjorge accepted the Empire/Farmington Planning Advisory Committee.  
Member Franceschelli accepted the Castle Rock Discussion Group.  
Member Kuyper accepted the Eureka/Farmington Planning Group.  
Members Kuyper and Rich accepted the MUSA Review Committee.  
**MOTION** by Franceschelli, second by Kuyper to accept these appointments. **APIF, MOTION CARRIED.**

**2. Approval of Minutes**

**a. Approval of Planning Commission Minutes**

**MOTON** by Franceschelli second by Bjorge to approve the special meeting minutes of January 24, 2017. Voting for: Rotty, Bjorge, Franceschelli. Abstain: Kuyper.  
**MOTION CARRIED.**

**3. Public Hearings – Chair Rotty opened the public hearings**

**a. Application to Amend Comprehensive Plan from Low Density Residential to Commercial and Rezone Property from R-1 (Low Density Residential) to B-4 (Neighborhood Business)**

The address is 20522 Akin Road, owned by Craig Bongard. The property has a special exception permit granted in 1976 for an equipment, maintenance and storage non-commercial use. The owner can utilize the property for storage of maintenance equipment they own. Mr. Bongard is currently using it for his trucking operation. The B-4 zoning would allow for a better opportunity for him to sell the property. Staff feels the B-4 uses would be compatible with the surrounding properties.

Member Kuyper received a question regarding the possibility of a bar, dog kennel, strip club, adult book store. Staff noted these uses are not allowed in this zoning.

Ms. Stephanie Monville, 20575 Akin Road, from the description provided, would you build a shopping area with sections that could be rented or sold with various businesses or would there be individual businesses built on the property. Staff assumed there would be one use on the property.

Mr. Brian Baldwin, 20449 Akin Circle, currently there is a deceleration turn lane for other streets off Akin Road except for their street. He asked if there would be something

similar for this property on the other side of the street. Staff stated depending on the type of business, the engineering department would review that. The types of businesses would not generate a large amount of traffic.

Ms. Dawn Baldwin, 20449 Akin Circle, stated the reason they are concerned about these deceleration lanes, when heading south on Akin Road to turn into their cul-de-sac, cars are travelling quite fast. She suggested reducing the speed limit. The cars coming behind them come close to hitting them or cars pass in a no passing zone. Chair Rotty noted staff will bring this up to the engineering department.

Commission members were in favor of this comp plan amendment and rezoning.

Mr. Gary Monville, 20575 Akin Road, stated he would like a copy of all the types of businesses that could be on the property. Staff will provide that information.

Ms. Dawn Baldwin thanked the commission for hearing the residents.

**MOTION** by Bjorge, second by Kuyper to close the public hearing. **APIF, MOTION CARRIED. MOTION** by Bjorge, second by Kuyper to recommend approval to the City Council of the requested comprehensive plan amendment and rezoning the property from R-1 to B-4 for 20522 Akin Road. **APIF, MOTION CARRIED.**

**b. Variance Request to Reduce the Required Setback for a Monument Identification Sign within the B-2 Zoning District**

The site address is 508 Third Street which is the Dakota County Farmington Library. They are requesting a variance setback for a monument sign. The sign will be 36 square feet with a height of 6.5 ft. which meets the sign requirements. The code requires a sign setback of a minimum of 10 ft. from property lines and cannot be located within the 30 ft. triangle of visibility at an intersection. The sign will be set back 10 ft. from Third Street. The variance is required for a setback of 4 ft. 3 inches along Spruce Street. The sign would not be in the 30 ft. triangle of visibility.

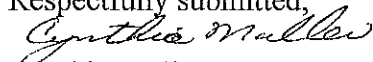
Commission members had no concerns with the request.

**MOTION** by Kuyper, second by Franceschelli to close the public hearing. **APIF, MOTION CARRIED. MOTION** by Franceschelli, second by Bjorge to approve the requested variance to reduce the required setback for a monument identification sign at 508 Third Street subject to approval of a sign permit application. **APIF, MOTION CARRIED.**

**4. Adjourn**

**MOTION** by Bjorge second by Kuyper to adjourn at 7:36 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,

  
Cynthia Muller  
Administrative Assistant