

**CITY OF MONTROSE
200 CENTER AVENUE SOUTH
MONTROSE, MINNESOTA 55363
PLANNING & ZONING COMMISSION
MINUTES
DECEMBER 20, 2006**

Pursuant to call and notice, the Montrose Planning and Zoning Commission met in regular session on Wednesday, December 20, 2006.

Those present were Commissioners, Chuck Smallwood, Tim Hackenmiller, Roy Henry, Alfred Mohring, Cory DeWitte, Paul Turner and Keith Roseen. Bob Kirmis, city planner, Charlie Nelson, mayor and Barb Swanson, city administrator were also present.

Agenda

Motion by Hackenmiller, seconded by Roseen, to approve the agenda as presented. Carried 7-0.

Approval of Minutes

Motion by Hackenmiller, seconded by Turner, to approve the November 15, 2006 minutes as written. Carried 7-0

Concept Review - Clementa Crossing (Montrose West)

Ray Williams reviewed the proposed concept plan and explained that the lay out of the preliminary plat has not changed but they have added an area for small businesses and individuals wishing to have a storage/work area.

Jim Petersen stated that this concept is what they have designed to begin the construction project. Petersen explained that there would be high quality masonry on lots 2 and 3, located along U.S. Highway 12.

Petersen stated that they are looking for the Planning and Zoning commission's opinion regarding the back lots. The other lots fall under prior approval. The concept plan proposes approximately 40 buildings (40 being the maximum) to house start up businesses and hobbyists.

There will be two building types.

- 30 x 40 building - this will accommodate construction trailers or small trade businesses.
- 40 x 64 building - this will accommodate tractor-trailers/ RV's etc.

The buildings will be located by the railroad tracks. The plan is to have two of the streets constructed in the 1st phase. The proposal is to sell these buildings as post frame construction due to the soils found in this area. The proposal also includes upgrades to the exterior finish. Other upgrades would include extensive landscaping, cement board, hardy siding, metal roof, cultural stones and wrapping the lower portions of the buildings with brick.

The development will be controlled by a covenant. It will contain private streets, will remain neat and clean, no outdoor storage will be allowed.

Petersen referenced the ordinance regarding pole buildings and post frame buildings. The plan for unfinished buildings would require the owner to come to the city for a building permit, which would allow the city to have insight regarding the occupancy. It will be the owner's responsibility to address any conditional use permits that may be required as well as zoning and building code standards. The unfinished assessed value would be in excess of \$4,000,000.00. This would be a significant tax base for the city. The estimated build out is 3-6 years for the entire area.

Petersen stated that other communities are offering subsidies. The developer stated that his thoughts were that the project proposed would compete well with other communities that offer subsidies.

Roseen questioned the length of the streets.

Petersen will comply with the fire departments request to have turn-arounds at the end of every street.

Nelson asked if there was a fire lane behind the street.

Petersen stated that the fire lane became problematic.

Marketon suggested that the turn-arounds be connected.

Petersen will review that suggestion.

Hackenmiller questioned the cost of each building.

Petersen stated that in the preliminary stages he would estimate that the 30 x 40 buildings would be sold for approximately \$79,000.00 to \$89,000.00; this would include the rough in for utilities. The larger unit, 40 x 64 would be sold for approximately \$100,000.00 to \$110,000.00.

Roseen asked if the lot is sold with the building.

Petersen stated that the lot is sold with the building.

Kirmis, city planner, provided the commission with a summary of what is unique to the ordinance. *Kirmis* stated that uses proposed are consistent with the comprehensive plan and the zoning. The unique part of this project would be the building type and private streets. The applicant has stated that the buildings would be upgraded so it does not look like a pole building, which is allowable, by conditional use permit according to the ordinance. *Kirmis* recommended that the commission should let the applicant know if this plan is acceptable to the commission. The lots will be divided like townhomes.

Morhing asked what the buildings are geared for.

Petersen answered that the buildings will be geared for tradesmen.

With covenants and city ordinances people are no longer allowed to park their commercial vehicles at their homes. The developer stated that he sees a great need for this type of building.

The commission discussed allowable uses for this development.

Additional parking will be required in some instances. Parking will have to be addressed on an individual basis.

Kirmis stated that all owners would need to come to the city for a conditional use permit if required by the ordinance.

A discussion was held regarding floor drains.

Petersen stated that all floor drains would require a flammable waste traps and be required to meet the city ordinance.

Swanson stated that the floor drain ordinance reflects state statutes.

Swanson asked how the developer proposes that the trash for each building will be handled.

The developer stated that the trash issue will be addressed in the association agreement. Ideas were discussed.

Hackenmiller stated that he really liked the concept. The concerns he has are trash and parking. The items can certainly be addressed. Hackenmiller said he felt this was a good business generator.

DeWitte would like to implement some type of provision for parking.

Kirmis stated the owners would have to fulfill the parking requirements.

Petersen stated that each unit would come before the city based on each individual use.

A discussion was held regarding the exceptions to the ordinance for the pole buildings.

Kirmis stated that this is not the time for details. The developers need to know if the commission likes the concept.

Kirmis stated that this is a unique subdivision. All things will need to be considered and determined if it will be part of the planned unit development.

DeWitte stated he liked the concept plan.

Roseen agreed.

Petersen stated that no one would be allowed to live in the units.

Each unit would have its own PID number.

The general opinion of the commission was that the developer should proceed with the proposed plan.

Kirmis stated that the pole buildings are acceptable provided they are higher quality than corrugated steel.

Motion by Roseen, seconded by Hackenmiller, the planning and zoning commission recommends that the developer's move forward, that the pole construction is acceptable provided that the exteriors exceed standards for looks and supports the proposed concept. Carried 7-0.

Swanson stated the Clementa Crossing concept would be on the January 8, 2007 council agenda.

DeWitte requested a representative from the park and recreation commission be present for preliminary plans or a written recommendation is presented. Kirmis could include a paragraph in his report.

Nelson suggested a copy of the park and recreation minutes are included in the planning and zoning packet.

Nelson requested that a color copier be added to the council agenda.

Miscellaneous

A joint workshop will be held in January. This will cover the architectural standards and possibly a workshop with the city attorney and the planner. This item may be held in February depending on the agenda.

Nelson stated that a retreat would be held in the near future with council, planning & zoning and park and recreation to discuss where the city is at and hopes for the future.

Nelson reported that Roseen represented the Planning and Zoning Commission at a prior council meeting when a resident had complaints regarding the commission. Nelson stated that the council is very proud of the Planning Commission.

Adjournment

Motion by Roseen, seconded by Hackenmiller, to adjourn at 8:10 PM.

Author: Kristine M. Richter
City of Montrose

Barbara C. Thwing-Swanson
Administrator/Clerk/Treasurer