

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, March 17, 2009 at 6:30 p.m.

PRESENT: Katie Reiling, Bob Pogatschnik, Rick Fischbach, Eric Larson, Doug Millaway

ABSENT: None

The meeting was called to order at 6:30 p.m.

MINUTES OF FEBRUARY 17, 2009

Motion by Katie Reiling to approve the minutes as written, second by Rick Fischbach, all in favor and carried.

REZONING/CONDITIONAL USE PERMIT-209 AVON AVE S

The public hearing was to discuss the rezoning issue and also the possibility of a CUP. Dave Braegelmann and Chuck Friederichs were present to represent the Central Minnesota Federal Credit Union (CMFCU). They have 200+ customers in this area and they would like to put a branch office on this property. The CMFCU would like to put an addition on the east side of the building. There would also be a drive-up window on the north side of the building. There were no individuals present with any concerns regarding this rezone/CUP. They will be cleaning up the lot and there will actually be more green space than what is there right now. They will be tearing out the old tar and resurfacing. The old (Neighbors BBQ) sign will probably be used but they will make some changes to accommodate advertising of the CMFCU. They would like to start the remodeling/addition as soon as possible.

The planning commission was concerned about traffic being backed up on the street waiting for the drive-up window. Because of the layout of the building the drive-up window worked better on the north side of the building. They also said the window is being placed on the north side of the building for safety issues. There are several other branches around the area and from the information they have from the other branches they anticipate the car count in the drive-up lane to be approximately two to three vehicles. The CMFCU figures approximately 12 cars per hour. This includes the entire facility-- inside the bank, the drive-up, and the ATM. They said that the branch in Albany has never had any cars backed up in the drive-up lane that they were ever parked in the alley. The front entrance of the building is on the south side. There may be some room for them to move the drive up window to the west to allow more room for traffic. They will review the plans for the building and see if there are some other options as to how far to the west the drive up widow can be moved.

Motion by Katie Reiling to close the public hearing, second by Bob Pogatschnik, all in favor and carried.

Motion by Bob Pogatschnik to recommend to the City Council that the zoning of the property be changed from C2 to C1, second by Eric Larson, all in favor and carried.

Motion by Katie Reiling to recommend the issuance of a Conditional Use Permit to allow the drive up window on the North side of the building. The Central Minnesota Federal Credit Union will review the site plan and see if the window can be moved further to the west. They will bring a new site plan to the City Council meeting on April 6, 2009 showing exactly how far the drive-up window will be from the street, second by Rick Fischbach all in favor and carried.

NOTE: WORD THE CUP LIKE THE CURRENT CUP-EXCEPT CHANGE THE WORDING FROM THE SOUTH TO THE NORTH

AVON MOTORS-AUTO SALES/ZIMMERS

Bill Kelly would like to lease this property from Dale and Michelle Zimmer. Mr. Kelly's plan will be to clean up the corner the property and he would like to display 6-8 vehicles that are for sale. Mr. Kelly would also like to install a sign pointing to the shop down the street. The proposed sign is 4X4. He is in an agreement with Dale and Michelle Zimmer to lease this property until they sell. He has no idea how long it will be. It could be a week or a month or a few years. He would not display "beater" vehicles. He will display these vehicles in the back by his shop. It will be similar to what Avon Electric has on the corner but with just a few more vehicles. This property is currently zone C1. Bill Kelly could not apply for a zoning change or for a CUP because he is not the property owner. A new CUP for vehicle sale display would need to be applied for by Dale and Michelle Zimmer.

Amy Pogatchnik will check with Jodi Austing-Traut to determine if it is possible to amend the current CUP on the property or if a brand new CUP is needed. If a public hearing is needed it could possibly be held before the City Council meeting on April 6, 2009.

NOTE: SEE WHAT CHRYSLER (AVON ELECTRIC) HAS ON THEIR PROPERTY. IS IT ZONED C2 OR C1 AND DO THEY HAVE A CUP TO DISPLAY CARS.

ACIC/EDA

The main concern is to try to get new and maintain current businesses on Main Street. Bob Pogatschnik looked into how it was organized and he came across a one-page resolution that didn't provide much information, so he started to review the state statutes. The intent of this meeting is to look at how the city is using economics--housing, redevelopment, tax increment financing, Job Z, international development zones, etc.

Cheryl Knox presented a packet with information about the state statutes, what the city has in place and some changes they would like to make to the ordinance.

They would like to change it so there are more outside members. If there are seven on the board they could still have 2 council members. They discussed different things that can be done with the money. What type of functions can that authority get into--we can buy, lease, sell bonds, property, etc. They would like to do more long-term planning. The EDA and the funds are supposed to grow healthy business and it is supposed to follow the comprehensive plan of the city. The budget is to be reviewed annually by the city council, which is not being done right now. Our guidelines for the City of Avon EDA are within the boundaries they are just restrictive. They would like these funds to be more available to businesses. There was discussion about possibly buying homes on main street. In the future lots could be combined to accommodate larger businesses.

UPCOMING PLANS:

ACIC will continue to develop notions addressing the questions on the yellow page handout. They will work on what the configuration of the EDA should look like. They will also work on what the revolving loan fund policies should look like.

KATIE WOULD LIKE THE LEAGUE OF MN CITIES BOOK SENT TO THEM (BLUE BOOK). CALL LMC AND SEE IF THE BOOK CAN BE SENT TO ALL THE PC MEMBERS. GET THEM ON THE MAILING LIST. ALSO, SEE IF THE EMAILS CAN GO TO THE PC FROM THE LMC.

The meeting was adjourned at 8:15 p.m .

Respectfully submitted,
Amy Pogatchnik
Zoning Administrator