CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
MAY 11, 2015
6:00 P.M.

CALL TO ORDER

Pursuant to due call and notice thereof, Commissioner Ritzer called the regular Bayport Planning Commission meeting of April 20, 2015, to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Beth Kelly, Jeff Richtman and Joe Ritzer

Commissioners Absent: Brad Abrahamson

City Staff Present: City Administrator Logan Martin, Assistant City Administrator/Planner Sara Taylor, and City Council Liaison Patrick McGann

APPROVAL OF MINUTES

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to approve the April 20, 2015 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Consider a conditional use permit for government use and construction of a new Bayport Fire Hall on the property located at 1012 5th Avenue North: Assistant City Administrator/Planner Taylor explained that in 2014, the property was deeded to the city at no cost by the Minnesota Department of Corrections as a potential site for a new Fire Hall. The city has recently decided to proceed with the Fire Hall project at this site that is zoned R-3 Multiple Family Residential. She explained a conditional use permit (CUP) is required to allow a governmental use and building on this approximate 4-acre parcel. The proposed building footprint, drive aisles, and parking stalls meet the setback requirements, and the building height and impervious coverage comply with city code requirements. Access to the site is provided on both 5th Avenue North and Stagecoach Trail and the specifications have been approved by Washington County. Due to proximity to the correctional facility, certain restrictive deed covenants were placed on the parcel which conflict with city code requirements and therefore some flexibility in design standards is warranted. As such, the fence on the east property line will be six feet high, which is two feet greater in height than allowed by city code. The landscaping will also be minimized, especially along the property lines, for security reasons. Staff believes the Fire Hall building and related site improvements are compatible with city code and the city's comprehensive land use plan and recommends approval of the CUP, subject to the findings and conditions included in the May 6, 2015 staff report. Notice of the public hearing was published in the Stillwater Gazette and mailed to all property owners within 350 feet of the property, and no public comments were received.

Commissioner Ritzer questioned why the subject parcel, previously owned by the Minnesota Correctional Facility, is zoned R-3 Multiple Family Residential. Planner Taylor explained although the parcel was being used for institutional purposes, when the city's comprehensive plan was developed, it was determined the parcel would be suitable for multi-family development in the future. She stated the majority of the remaining land owned by the state is zoned B-1 Limited

Business. Commissioner Ritzer also inquired whether Washington County may propose a roundabout at 5th Avenue North and Stagecoach Trail in the future. Planner Taylor said the county reviewed current and projected traffic counts and there are no proposed changes to the intersection at this time.

Commissioner Ritzer opened the public hearing and no comment was received.

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to close the public hearing. Motion carried.

It was moved by Commissioner Kelly and seconded by Commissioner Richtman to recommend to the City Council to approve a conditional use permit for government use and construction of a new Bayport Fire Hall on the property located at 1012 5th Avenue North, subject to the findings of fact and conditions of approval stated in the staff report.

The application will be heard by the City Council at the June 1, 2015 meeting.

OLD BUSINESS

NEW BUSINESS

GENERAL INFORMATION

OPEN FORUM

ADJOURN

It was moved by Commissioner Richtman and seconded by Commissioner Kelly to adjourn the meeting at 6:13 p.m. Motion carried.