



**CITY OF MONTROSE
200 CENTER AVENUE SOUTH
MONTROSE, MINNESOTA 55363
PLANNING & ZONING COMMISSION
September 21, 2011
MINUTES**

Pursuant to call and notice, the Montrose Planning and Zoning Commission met in regular session on Wednesday, September 21, 2011. Those present were Commissioners, Cory DeWitte, Gerald Lamb, Sylvia Henry, Charles Nelson and Catherine Neiberger.

Absent: Georgina Stanley-Woidyla, Chuck Smallwood

Also present: Kris Richter, staff liaison, Roy Henry, council liaison

MISSION STATEMENT

The Planning Commission, serving a key leadership role as an advisory body to the City Council, reviews and evaluates land use issues utilizing zoning and subdivision regulations to ensure conformity to the Comprehensive Plan and community values, to manage the future growth of Montrose.

Agenda

Motion by Nelson seconded by Lamb, to approve the agenda as presented.
Carried 5-0.

Approval of Minutes

January 19, 2011
August 10, 2011

Motion by Lamb, seconded by Neiberger, to approve the minutes as presented.
Carried 5-0.

Public Hearing – CUP Snap Fitness

The Public Hearing was opened at 7:02 pm

Bob Kirmis, city planner, reviewed the planners report dated September 7, 2011.

Justin Kannas, city engineer, reviewed the engineer report dated September 9, 2011.

Public Comment:

Doug Roepke 115 Nelson Blvd

Roepke expressed concerns with the steel being used on the building. He stated his passed project regarding materials and lean-to addition at the Ugly Bar were denied.

Richter explained that the applicant is following the ordinance by applying for the Conditional Use Permit and no permits were ever applied for at the Ugly bar location. The zoning issues were not the same.

Paul Yates, representing Snap Fitness

Yates had questions regarding the following items:

The 10ft setback requirement on the east side of the property

Service Drive recommendations to have curb and gutter.

The manhole requirement as listed in the engineer report. Is the city willing to offer any assistance for this requirement?

Kirmis replied that in order for the 5ft setback to continue along the east property line a variance would be required.

A discussion was held by the Planning Commission members regarding the following items:

Parking requirements

Metal siding being consistent with the Comprehensive Plan

Conditional Use Permits addressing building materials

Cost difference between steel and brick materials

Accessible shared easement agreement

The placement of brick veneer material to extend the entire length of the building

Landscaping

Signs

Zoning for past business

Tax base

Timing regarding phase two and three

Motion by DeWitte, seconded by Henry, to approve the Conditional Use Permit with the conditions as listed by all staff and with the condition that the brick be extended along the entire east side of the building. 5-0

Adjournment

Motion by Lamb, seconded by Nelson, to adjourn at 8:00pm
Carried 5-0.

Author: Kristine M. Richter
City of Montrose

Barbara C. Thwing-Swanson
Administrator/Clerk/Treasurer