

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
September 21, 2020**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Thostenson at 6:00 pm, Monday, September 21, 2020. Due to the COVID-19 pandemic this meeting was held virtually.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke (joined the meeting at 6:15 pm), Kenny Nelson (joined the meeting at 6:10 pm), Michael Olkives, Dan Penny, and Chair Ashlee Thostenson

Absent: Commission member Alden Webster

Others present: Community Management Coordinator Joe Amerman

3. APPROVAL OF AGENDA

A motion was made by Olkives, seconded by Bonn, to approve the Agenda as presented. A roll call vote was taken. The motion carried 4-0.

4. APPROVAL OF MINUTES

A. Approve May 18, 2020, Minutes

A motion was made by Bonn, seconded by Olkives, to approve the May 18, 2020, minutes. A roll call vote was taken. The motion carried 4-0.

5. PUBLIC COMMENTS

Chair Thostenson advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

6. PUBLIC HEARINGS

A. Rezoning Request for 109 Broadway Street E

Amerman stated Kristin Moen with WSB had a presentation for the Planning Commission.

Kristin Moen, WSB, explained Bruce Wiley, owner of Wiley Enterprises and Wiley Properties, has a history with working in the City. The subject property was part of a larger development plan in 2002, in which Wiley Enterprises entered into a Development Agreement with the City to construct the North Clinic site. The plan was to include four properties in this area: 101 and 109 Broadway Street E, and 100 and 108 1st Street NE. The development plan faded, and three of the four properties have since been paved for a parking area for the North Clinic. After additional unsuccessful attempts to attract development to this area, Mr. Wiley would now like to build his retirement home on the

subject property. The Applicant is requesting a change in zoning to allow for the development of a single-family home on the subject property. Currently, the property is zoned CBD, Central Business District. The applicant is requesting that the zoning be changed to R-1, One- and Two-Family Residential. A photo of the property was reviewed with the Commission along with the minimum zoning requirements for the R-1 zoning district. Staff discussed the future land use for the property and staff recommended approval of the rezoning.

Penny asked if the mature maple tree would remain on the property. Amerman reported this tree would remain.

Penny questioned how the property to the west would be used. Bruce Wiley, the applicant, explained this area would remain grass and would be used for snow storage.

Nelson inquired if a street easement agreement was in place for the City right of way. Ms. Moen stated no City services would be provided in the right of way along First Avenue East.

Nelson asked if public notifications were sent out for this rezoning. Amerman reported the City did send out public notifications for this planning case.

A motion was made by Olkives, seconded by Thostenson, to open the Public Hearing at 6:15 p.m. A roll call vote was taken. The motion carried 5-0.

Amerman reported staff received a comment from Ken Schneider at 106 First Street NE stating Mr. Schneider lives behind the subject property. Mr. Schneider explained snow has always been pushed to the southeast corner of the parking lot and there is no berm or drainage in place. Mr. Schneider reported this snow causes his backyard to flood every year. Mr. Schneider requested the snow placement be shifted or mitigated so as to not further impact adjacent properties. Mr. Schneider questioned how snow removal and drainage would be handled by the applicant.

A motion was made by Olkives, seconded by Thostenson, to close the public hearing at 6:18 p.m. A roll call vote was taken. The motion carried 4-1 (Nelson opposed).

Mr. Wiley stated he was aware of the drainage issues near this lot. He reported as part of the construction of this property he plans to put in a retaining wall on the east side of the lot and would be redirecting as much water as possible to the west and south. He explained there was already catch basins in place on the south side of the lot.

A motion was made by Olkives, seconded by Bonn, to recommend the City Council approve the rezoning request at 109 Broadway Street East.

Nelson stated he would be opposing this motion. He believed this was a good project, but he feared the City had not properly advertised this public hearing.

Olkives commented he supported the proposed request noting it fell within the scope of the City's Comprehensive Plan. He explained the City had a small footprint and if someone wanted to build a new home in the community this was a great thing for Osseo.

Thostenson agreed with Olkives.

A roll call vote was taken. The motion carried 5-1 (Nelson opposed).

7. OLD BUSINESS – None
8. NEW BUSINESS – None
9. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Amerman stated he looked forward to working with the Planning Commission and the City of Osseo.

Bonn welcomed Joe Amerman to the City of Osseo.

Bonn reported the last Farmer's Market would be held on Tuesday, September 22nd from 3:00 pm to 6:00 pm.

Penny welcomed Joe Amerman to the City.

Olkives stated he looked forward to working with Joe Amerman.

Nelson welcomed Joe Amerman to Osseo.

Burke welcomed Joe Amerman to the City.

Thostenson encouraged residents to continue to frequent Osseo businesses and restaurants. She stated she was looking forward to visiting Two Scoops in November.

10. ADJOURNMENT

A motion was made by Nelson, seconded by Olkives, to adjourn the meeting at 6:29 pm. A roll call vote was taken. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial