

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

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Thostenson at 6:02 pm, Monday, December 21, 2020. Due to the COVID-19 pandemic this meeting was held virtually.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Kenny Nelson, 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 Nelson, to approve the Agenda as presented. A roll call vote was taken. The motion carried 6-0.

4. APPROVAL OF MINUTES

A. Approve September 21, 2020, Minutes

A motion was made by Bonn, seconded by Burke, to approve the September 21, 2020, minutes. A roll call vote was taken. The motion carried 6-0.

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. Conditional Use Permit Amendment request for 401 County Road 81

A motion was made by Penny, seconded by Nelson, to open the Public Hearing at 6:06 p.m. A roll call vote was taken. The motion carried 6-0.

Amerman stated Jesse Myrhe has operated JM Automotive in Osseo since 2015. Between 2015 and 2017 the business grew and transitioned into from a joint auto repair and sales business into an exclusively auto repairs business specializing in Subaru vehicles. Since 2017 the business has continued to grow, and at this date has outgrown the space available at their current address. As a result, JM Automotive is moving the repair business to a larger location located on County Road 81 near Zachary Lane in Maple Grove. The intention of Mr. Myrhe is now to operate 401 County Road 81 as a second business, to include Auto Sales. The property is located on County Road 81 Service Road West. Nearby businesses are

Twin Cities Pawn, Budget Car Rental, and Pioneer Midwest located in the building to the southeast. The property is owned by Dan Koehler, and is also home to a self-serve car wash. Staff commented further on the standards for granting a Conditional Use Permit and recommended approval with conditions.

Olkives asked if any car repairs would be conducted on this property. Amerman reported the applicant would still carry this ability. He commented further on the parking requirements the City had for businesses that conduct auto repair.

Nelson discussed the proposed parking on the site plan. He noted he visited the site today and reported cars were being parked along the east side from north to south. He questioned if 12 parking stalls was adequate for the business. He suggested additional parking be added. Amerman explained he proposed a maximum of 12 parking spaces, which was the 2014 number. He stated he was not sure what parking spaces Commissioner Nelson was referring to.

Jesse Myrhe, JM Automotive, discussed the parking situation on his property. He reported he has run out of parking spaces at times which led him to park cars along the fence line. He stated he has not received any complaints to date. He indicated he was open to any solution and noted he would support his property having additional parking.

Amerman explained parking could be maximized per City Code and this would be addressed through the amended conditions for approval.

Nelson stated he supported this request moving forward.

A motion was made by Nelson, seconded by Olkives, to close the public hearing at 6:23 p.m. A roll call vote was taken. The motion carried 6-0.

A motion was made by Olkives, seconded by Thostenson, to approve the Conditional Use Permit Amendment request for the property at 401 County Road 81 to the City Council, subject to the four (4) conditions listed below directing staff to maximize parking per City Code. A roll call vote was taken. The motion carried 6-0.

- 1) Test Drives. Vehicles for sale, or undergoing repair or maintenance at the property may not be driven through residential districts.**
- 2) Employee Parking. Parking by employees shall be restricted to the back of the property, or farthest away from the main entrance, when available, to allow for all other parking for customers. A minimum of 2 employee parking stalls shall be located on the property at all times.**
- 3) Customer Parking. A minimum of 6 customer-only parking stalls shall be located on the property at all times, closest to the main entrance of the business.**
- 4) Sale and Repair Parking. A maximum of 12 outdoor for sale parking stalls shall be located on the property at all times.**

7. OTHER BUSINESS

- A. Update on Osseo Planning Commission

Amerman explained as this is the last meeting of the Osseo Planning Commission for 2020, it is time to plan for 2021 and discuss potential openings on the Commission. We have three terms expiring at the end of 2020. Those include:

Dee Bonn

Dan Penny

Michael Olkives

Amerman stated should any of the above Commissioners elect to remain on the Board for another 3-year term, they will need to submit a written letter, addressed to Mayor Duane Poppe, stating their interest to be on the Planning Commission again. This is also required by any resident expressing an interest in serving on the Commission. None of the three names are currently serving either as Chair or Vice-Chair, but if either, or both, of these positions resign or wish to step down from their role, the Planning Commission will need to elect new Officers in the first meeting of 2021. The City Council appoints individual members to the Planning Commission at the first meeting of the new year, scheduled for January 11, 2021.

8. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Penny stated he has appreciated serving on the Planning Commission and noted his term would be expiring at the end of 2020.

Bonn thanked Commissioner Penny for his service to the City.

Nelson thanked Commissioner Penny for his service to the City of Osseo.

Olkives wished everyone a Merry Christmas and Happy New Year.

Burke wished everyone a safe and Merry Christmas.

Thostenson wished everyone a Merry Christmas and Happy New Year. She encouraged Osseo residents to continue to support its local businesses.

9. ANNOUNCEMENTS

A. Planning Commission Meeting Dates and land Application Deadlines

Amerman reviewed the 2021 application deadlines and Planning Commission meeting dates with the Commission. He reported the first meeting of the Planning Commission in 2021 would be held on Tuesday, January 19, 2021.

B. City Hall Closures

Amerman stated City Hall would be closed on December 24 and December 25 for the Christmas holiday and again on December 31 and January 1 for the New Year's holiday.

10. ADJOURNMENT

A motion was made by Penny, seconded by Bonn, to adjourn the meeting at 6:32 pm. A roll call vote was taken. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial