

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
October 21, 2019**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Plzak at 6:00 pm, Monday, October 21, 2019.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Ashlee Thostenson, Alden Webster, and Chair Barbara Plzak

Absent: Commission members Michael Olkives and Dan Penny.

Others present: City Planner Nancy Abts

3. APPROVAL OF AGENDA

**A motion was made by Burke, seconded by Bonn, to approve the Agenda as presented.
The motion carried 5-0.**

4. APPROVAL OF MINUTES

A. Approve September 16, 2019, Minutes

A motion was made by Bonn, seconded by Webster, to approve the September 16, 2019, minutes. The motion carried 5-0.

5. PUBLIC COMMENTS

Chair Plzak advised this is the time for public comments for items that are not on the agenda for tonight's meeting.

James Kelly, 624 Third Avenue Northeast, explained he has spent some time reviewing the 2040 Comprehensive Plan. He stated it was his understanding the City was trying to get all generations living together. However, he feared that the City was segregating the seniors from families. He suggested senior housing be incorporated in to residential areas in order to allow families to better interact with seniors.

6. PUBLIC HEARINGS

A. Amend Zoning Code in accordance with 2040 Comprehensive Plan Update

Abts stated under Minnesota State Statute, a city's zoning ordinance should "carry out the policies and goals of the land use plan" (MN Statute 462.357 Subd. 2). As such, all cities that update their land use plans must then follow up with necessary revisions to the zoning ordinance to bring zoning controls into alignment with the goals and policies of the adopted comprehensive plan. Osseo began this process this summer in coordination with

planning consultants from WSB & Associates. Staff reviewed the proposed changes to the Zoning Code with the Commission in further detail and recommended approval.

Burke supported the Edge Mixed Use District having a small café that had the ability to serve wine.

Plzak agreed.

Bonn stated she could also support wine being served in this district, as well as artisan manufacturing uses.

Plzak commented favorably on the design review requirements and recommended these requests be reviewed on a case by case basis. She stated she encouraged staff to keep the ordinance reference to the city's architectural design guidelines to remain as is because she liked the unique structures in downtown Osseo.

Plzak asked if local businesses were requesting bicycle parking. Abts stated Rochon and 5 Central both provided bicycle parking. She noted going forward, the proposed ordinance would require new developments to have bicycle parking. The Planning Commission and City Council should discuss whether this ordinance should apply only to the Edge Mixed Use District or citywide.

Burke questioned why the City would require building owners to provide covered bicycle parking. She believed it was the responsibility of the bicycle owner to care for their bike. She explained both of her children were cyclists and both carried their bikes up to their units in order to store them in a secure area.

Thostenson agreed with this assessment stating she did not believe it should be the requirement of the property owner to provide covered bicycle parking.

Bonn stated the City had to think 20 years into the future and noted at that time there may be more bicycles on the street than cars and for this reason, developments should plan to have covered parking for bicycles.

Burke commented she opposed forcing this requirement onto developers. She supported the City suggesting developers provide this parking, but did not support it being a requirement.

Plzak recommended the language be rewritten regarding covered bicycle parking that this be a suggestion or incentive for developers and not a requirement.

Burke suggested the digging limit for excavation permits be set to twenty-five cubic yards.

Plzak agreed that a five cubic yard limit would be too low and she feared the City would be inundated with digging requests. She also recommended the limit be set at 25 cubic yards and no more than three feet deep. The Commission supported this recommendation.

Burke questioned how the hours of operation applied for home businesses.

Plzak suggested the hours of operation only apply to service-oriented home businesses. She also supported daycares with licenses on good standing being allowed to have the State required number of adults working within a home daycare. The Commission supported daycares or home occupations being allowed to use a garage or detached structure for business use.

A motion was made by Burke, seconded by Webster, to open the Public Hearing. The motion carried 5-0.

Harold Johnson, 12 Sixth Street NE - #106, stated he did not agree with the language regarding covered bicycle stalls for multi-family residential developments. He reported his building would be required to have 77 bike stalls, which was uncalled for. He recommended this language be reconsidered. He encouraged the Commission to consider having four-story buildings given the fact more and more developers were installing ground level parking ramps. He suggested retail businesses not be allowed to operate out of homes. He recommended the City greater define what is meant by a tree within City Code.

James Kelly, 624 Third Avenue NE, he encouraged the City to keep in mind that all rights within the Constitution have to remain intact and be respected for residents of Osseo. He commented on the requirements regarding non-conforming structures and requested the City reconsider the language. He stated he was able to do what he wanted on his land and recommended the City not make laws that impede residents' property rights.

A motion was made by Bonn, seconded by Burke, to close the public hearing at 6:27 p.m. The motion carried 5-0.

A motion was made by Burke, seconded by Webster, to recommend the City Council approve the proposed changes to the Zoning Ordinance as amended per Commission discussion. The motion carried 5-0.

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

Abts explained she would be meeting with Metro Transit on Tuesday, October 29th to discuss their long-range plan.

Thostenson stated she was looking forward to attending the Halloween event downtown Osseo on Saturday, October 26th with her son.

Webster encouraged residents to take in the youth sports at Osseo High School. He also stated for residents interested in serving the City on a board or commission, they should contact City Hall for further information.

Bonn indicated it was a challenge serving on the Planning Commission and noted she appreciated the input from her fellow Commissioners.

Burke agreed with this comment and stated she serves on the EDA as well. She thanked City Administrator Grams for sharing a short video on the City of Osseo produced by CCX Media.

10. ADJOURNMENT

**A motion was made by Bonn, seconded by Webster, to adjourn the meeting at 7:32 pm.
The motion carried 5-0.**

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.