

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
August 21, 2017**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Plzak at 6:00 pm, Monday, August 21, 2017.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Neil Lynch, Michael Olkives, Alden Webster, and Chair Barbara Plzak

Absent: Commissioner Ken Zopfi.

Others present: Jesse Dickinson, Jordan Dickinson, Harold E. Johnson, Juliana Hultstrom, Perry Chalmers, Dorian Chalmers, Larry Stelmach, and City Planner Nancy Abts

3. APPROVAL OF AGENDA

A motion was made by Lynch, seconded by Webster, to approve the Agenda as presented. The motion carried 6-0.

4. APPROVAL OF MINUTES

A. Approve July 17, 2017, Minutes

A motion was made by Bonn, seconded by Lynch, to approve the July 17, 2017, minutes. The motion carried 6-0.

B. Approve Special August 19, 2017, Minutes

A motion was made by Burke, seconded by Bonn, to approve the Special August 19, 2017, minutes. The motion carried 6-0.

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. There were no comments from the public.

6. PUBLIC HEARINGS

A. Consider Amendments to Zoning Ordinance to define "Artisan Manufacturing" and to establish it as a Conditional Use in the Central Business District and other Commercial districts

Abts stated the City has received an application for a change to the Zoning Ordinance to allow their business to operate in the Central Business District. The Planning Commission held a Special Meeting on Saturday, August 19. The meeting was to tour the applicant's current location in downtown Monticello. The meeting can help inform the discussion of Artisan manufacturing and potential impacts.

Abts reported the City last approved a zoning ordinance amendment to support a business in 2014. That change established the Highway Commercial (C2) North and South districts. It also allowed warehousing as a conditional use in the C2-South district. After the amendment, Ceramic Industrial Coatings built their new warehouse.

Abts commented the proposed amendment will define “Artisan manufacturing”. It will establish this new use as a conditional use in the Central Business District (CBD). It also establishes parking requirements for “Artisan manufacturing” uses. Uses in the CBD are also allowed by reference in the Highway Commercial and Manufacturing zones. So, this change would apply to all of the city’s commercial districts, unless other zones’ requirements are updated to exclude this use.

Abts reminded the Commission that, although the application for the amendment was received from a single business, the proposed ordinance amendment would affect the entire community. She explained that if the amendment were adopted, the applicant would apply for additional approvals, including a Conditional Use Permit, in order to operate their business at the proposed location. She noted that having the context of a specific business to proposal could be helpful, but encouraged the Commission to consider the broader impacts of the approval as well. Staff provided further comment on the proposed Zoning Ordinance Amendment.

A motion was made by Bonn, seconded by Olkives, to open the Public Hearing. The motion carried 6-0.

Perry Chalmers, 217 Third Avenue NE, stated he and his family have been in Osseo for over 30 years. He commented on the number of local businesses that have come and gone from Main Street during this time. He explained he would like to see the City pursue businesses along Main Street that will make Osseo a destination City. He did not believe the proposed business was such a use. He encouraged the Planning Commission to hold out for a better alternative.

Juliana Hultstrom, 808 First Street NE, stated she learned a great deal about this business while attending the tour on Saturday and would like to politely disagree with Mr. Chalmers. She believed that the proposed business would bring customers to Main Street. She wanted to see this building filled and believed the proposed business would greatly benefit the City of Osseo.

Abts noted staff received a written comment from Jessica Peterson of 209 Third Avenue NE and owner of Yellow Tree Theatre, stating she had concerns with the proposed Ordinance Amendment and how it would impact Osseo’s unique walkable downtown. She thought an auto service business would hurt the city’s vibrant cultural aesthetic.

Harold Johnson, 12 Sixth Street NE Unit 106, recommended the Planning Commission hear from the applicants.

Olkives requested the applicants speak to the Commission regarding their request.

Jesse Dickinson provided the Commission with further information on the specialized work that he and his brother completed. He explained they completed projects for customers from all over the country. He believed that Osseo would be a great spot for his business and their clients. He stated it was important to them to locate their business in an authentic historic

location, and that the owners liked Osseo's small-town feel. He explained the business would purchase both parcels in order to secure the main building and would be renting out the adjacent space to other tenants.

Olkives questioned if the brick on the main building façade would remain in place. Jesse Dickinson stated they would like to preserve the historical aspects of the structure.

Webster asked how many projects they could have going at one time. Jesse Dickinson stated most projects take six months to a year to complete. He anticipated he could fit six or seven projects in the space at one time. He reported other small jobs would occur throughout this time. He explained it was not his intention to have vehicles or parts stored outside as this was a liability.

Bonn inquired how the exterior of the building would be changed. Jesse Dickinson described his plans for the exterior of the building and stated he would be working with staff on this further. He reported the exterior would be the first thing he would be working on.

Webster questioned where Jesse Dickinson had his parts painted if they would not be painted onsite. Jesse Dickinson explained he had several high-end paint shops that he recommended to his clients and clarified that the business would not be interested doing any paint work in the future.

Bonn asked how many employees he had at this time. Jesse Dickinson stated his shop currently had four full-time employees, including the owners, which was all their space allowed. He anticipated three or four additional full-time employees would be added if he was allowed to relocate to Osseo.

Abts requested further information on the non-automotive projects that the Dickinsons have completed. Jordan Dickinson reviewed the short-term unique projects he and Jesse had completed for some high-end clients.

Dorian Chalmers, 217 Third Avenue NW, asked what type of equipment would be used in the proposed building. Jesse Dickinson stated he used a variety of hand tools, light manufacturing tools, a sheet metal brake, mill and lathe, grinders, and a machine called a Pull Max. He stated the loudest machine in the shop was probably a chop saw.

Ms. Chalmers questioned if the Dickinsons would be welding in their shop. Jordan Dickinson stated they would be welding, but noted this only made up roughly 10% of their work. He explained the facility would be vented to allow for proper ventilation of the shop.

Plzak requested further information on the projects the Dickinsons were completing for Harley Davidson. Mr. Dickinson commented on the work they completed for Harley Davidson, along with the national and international attention they were getting.

A motion was made by Lynch, seconded by Bonn, to close the Public Hearing at 6:43 p.m. The motion carried 6-0.

A motion was made by Olkives, seconded by Lynch, to recommend the City Council approve the Ordinance Amending Chapter 153 of the City Code Related to Artisan Manufacturing Uses.

Olkives stated based on everything he has seen and read, he believed the proposed business would be a great fit for the City of Osseo. He explained the Dickinson brothers were artists that would attract very specific clients.

Bonn suggested that Osseo already had “artisan manufacturing” type uses in Osseo at the chocolate shop and meat market.

Lynch understood that residents may have other ideas for this space. However, the Dickinson brothers have a plan in place and have approached the City with an idea to allow for the expansion of their business. He appreciated that their plan spoke to the historical nature of the building and would preserve the exterior façade. For this reason, he stated he would be supporting the proposed Ordinance amendment.

Webster indicated the proposed use was top shelf when compared to auto body shops.

The motion carried 6-0.

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

A. Healthy Community Update

Abts provided the Commission with an update on the City’s Healthy Community initiative.

B. Comprehensive Plan Update

Abts provided the Commission with an update on the Comprehensive Plan. She noted a draft review of the Comprehensive Plan would occur in October.

Abts informed the Commission that Brooklyn Park would be reviewing a Conditional Use Permit application for a self-storage facility on Aspen Lane, behind Perkins and Valvoline. She noted property owners near the site should receive notices from the City of Brooklyn Park.

10. ADJOURNMENT

There being no further business before the Commission, Chair Plzak adjourned the meeting at 6:53 pm.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.