

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

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Vice Chair Alden Webster at 6:00 pm, Monday, January 21, 2020.

2. OATH OF OFFICE FOR NEW PLANNING COMMISSION MEMBER KENNY NELSON

Abts administered the Oath of Office to newly appointed Planning Commission member Kenny Nelson.

3. ELECTION OF PLANNING COMMISSION OFFICERS

Abts requested the Planning Commission elect a Chair and Vice Chair for 2020.

Thostenson stated she would be willing to serve as the Planning Commission Chair.

Burke reported she would be willing to serve as the Vice Chair.

**A motion was made by Penny, seconded by Nelson, to elect Ashlee Thostenson as Chair of the Planning Commission for 2020. The motion carried 5-0.**

**A motion was made by Penny, seconded by Nelson, to elect Deanna Burke as Vice Chair of the Planning Commission for 2020. The motion carried 5-0.**

4. ROLL CALL

Present: Commission members Deanna Burke, Kenny Nelson, Dan Penny, Alden Webster, and Chair Ashlee Thostenson.

Absent: Commission members Michael Olkives and Dee Bonn.

Others present: Valentin Shargorodskiy and City Planner Nancy Abts.

5. APPROVAL OF AGENDA

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

6. APPROVAL OF MINUTES

A. Approve October 21, 2019, Minutes

**A motion was made by Burke, seconded by Webster, to approve the October 21, 2019, minutes. The motion carried 5-0.**

7. 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.

8. PUBLIC HEARINGS

A. Site/Building Plan Approval for 9 Central Avenue

Abts stated on May 27, 2003, the City Council granted variances for lot area, lot width, front, rear, and corner side yard setbacks, as well as variances for parking an expansion of a non-conforming building to allow a second floor addition for the property. She noted that since the 2003 variances were approved, setbacks and parking requirements for the property have changed.) Once issued, a variance is a property right that runs with the land so the 2003 variance still applies to the property.

Abts explained the property received an Architectural Design Guidelines Grant from the Osseo EDA in 2003. The scope of work for the grant included adding second story vinyl awnings, Central Avenue signage, shutters, doorway trim, and molding. The building was damaged in a fire on April 16, 2008 and was not immediately restored. The City Council sent an abatement order for hazardous conditions on the property on August 12, 2008. After having the fire-damaged property appraised in 2009, the Osseo EDA ultimately decided against purchasing the property for use as a Gateway Development or public right of way. It was noted the applicant was willing to install downlighting to the exterior of the building. Staff commented further on the request and recommended approval with conditions.

Nelson asked if the building had a downspout and if so where the water on the site was draining to.

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

Preston Kroska, 601 Second Avenue NE, stated he supported the proposed request so long as the parking does not spill onto adjacent properties.

Val Shargorodskiy, 9 Central Avenue, discussed the parking situation onsite and noted he was currently parking across the street in the public parking lot. He explained he had not thought about the drainage situation and noted the water was currently running towards County Road 81. He stated he could add a downspout in order to direct the water running off the building to the open space on his lot.

Nelson asked if the second story would have windows that could be used as a secondary emergency exit. Mr. Shargorodskiy reported the second story would have operable windows to provide egress as well as access to the second story for construction materials and furnishings.

Nelson requested further comment on the number of vehicles that were used by the business. Mr. Shargorodskiy explained the vans were not at the property for long periods of time, but rather came and went throughout the day.

**A motion was made by Nelson, seconded by Burke, to close the public hearing at 6:21 p.m. The motion carried 5-0.**

Nelson commented the monument sign may need to be relocated at the corner after the building has a second story.

**A motion was made by Burke, seconded by Penny, to approve the Site/Building Plan Approval for 9 Central Avenue to the City Council, subject to the four (4) conditions listed below. The motion carried 5-0.**

- 1) The improvements shall match the site plan submitted for approval by the City Council;**
- 2) Any necessary payment for SAC charges must be made prior to issuance of any building permits;**
- 3) The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements; and,**
- 4) All trash shall be stored within the building or a properly screened enclosure.**

9. OLD BUSINESS – None

10. NEW BUSINESS – None

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

Abts reported the Osseo EDA would be hosting a Business Breakfast Forum on Thursday, February 27<sup>th</sup>.

12. ADJOURNMENT

**A motion was made by Webster, seconded by Burke, to adjourn the meeting at 6:28 pm. The motion carried 5-0.**

Respectfully submitted,

Heidi Guenther  
*Minute Maker Secretarial*