

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
February 22, 2022**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Mueller at 6:00 pm, Tuesday, February 22, 2022. Due to the COVID-19 pandemic this meeting was held virtually.

2. WELCOME TO CHRIS CARRIGAN

Chair Mueller welcomed newly appointed Commissioner Chris Carrigan to the Planning Commission.

3. ROLL CALL

Present: Commission members Deanna Burke, Chris Carrigan, Kenny Nelson, Michael Olkives, Kerstin Schulz, and Chair Ashlee Mueller

Absent: Commission member Dee Bonn.

Others present: Community Management Coordinator Joe Amerman

4. ELECTION OF OFFICERS

Amerman requested the Commission elect a Chair and Vice Chair for 2022.

Mueller stated she would enjoy serving as the Chair again in 2022.

Olkives reported he would be willing to serve as the Vice Chair in 2022.

Nelson indicated he would be willing to serve as the Chair or Vice Chair of the Planning Commission.

A motion was made by Schulz, seconded by Carrigan, to elect Ashlee Mueller as Chair of the Planning Commission for 2022. A roll call vote was taken. The motion carried 5-1-1 (Nelson opposed and Mueller abstained).

A motion was made by Schulz, seconded by Carrigan, to elect Michael Olkives as Vice Chair of the Planning Commission for 2022. A roll call vote was taken. The motion carried 5-1-1 (Nelson opposed and Mueller abstained).

5. APPROVAL OF AGENDA

A motion was made by Olkives, seconded by Schulz, to approve the Agenda as presented. A roll call vote was taken. The motion carried 6-0.

6. APPROVAL OF MINUTES

A. Approve December 20, 2021, Minutes

A motion was made by Schulz, seconded by Burke, to approve the December 20, 2021, minutes. A roll call vote was taken. The motion carried 6-0.

7. PUBLIC COMMENTS

Chair Mueller 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 and Building Plan Application for 332 Central Avenue

Amerman stated Jesse and Jordan Dickinson of Zephyr Investments LLC are looking to expand the footprint of their building located at 332 Central Avenue. They have operated Union Speed and Style at 340 Central Avenue, adjacent to the north of this location, since 2018. Staff reviewed the proposed plans for the property in detail with the Commission and recommended approval with conditions.

A motion was made by Schulz, seconded by Olkives, to open the Public Hearing at 6:19 p.m. A roll call vote was taken. The motion carried 6-0.

Amerman reported staff had received two comments from resident and business owner Connie Aho. He explained Ms. Aho owns the property at 1st Avenue Commons at 24 3rd Street NE and 240 Central Avenue. Ms. Aho received a notice regarding this variance request and offered her support. Ms. Aho supported the applicants raising the building height and improving this building which would in turn help all of the other businesses in the community.

A motion was made by Schulz, seconded by Olkives, to close the public hearing at 6:22 p.m. A roll call vote was taken. The motion carried 5-1 (Nelson opposed).

Burke commented she would love to see a microbrewery in this building. She discussed how parking may be a concern if this were to occur in this building. Amerman stated staff would encourage Dean's to clearly mark their parking and staff could coordinate with the police department if people were misusing Dean's parking spaces.

Jesse Dickinson, 332 Central Avenue, explained he was not applying for a conditional use permit to operate a brewery. Rather he was applying to expand the building size at 332 Central Avenue. He commented he was hoping to bring a brewery to this location and at the time he was working to attract a brewery. He indicated he would work to be a good neighbor to Dean's and would make patrons aware of where to park.

Carrigan asked if a second story could be added if the building were raised to 40 feet. Mr. Dickinson explained if a brewery were to come into the space, a second floor would not be needed. However, if a brewery tenant could not be brought in, the space would be flexible and a second floor could be added.

Further discussion ensued regarding the parking at Dean's and the curb cuts surrounding the property.

Nelson asked how the parking in the rear would be accessed. Mr. Dickinson reported the parking would be accessed through the alley.

Nelson questioned if the applicant has considered a green roof for the addition. Mr. Dickinson stated he had not considered a green roof. He commented further on how the space would be designed to be flexible in order to meet the future tenants needs.

Nelson inquired what would happen if the potential brewery were not to locate in the new building. Mr. Dickinson explained the building, after renovations, would attract many different possible businesses if the brewery were to back out.

Nelson discussed the alley behind this property and recommended the City Attorney review this situation.

Carrigan asked what materials would be used on the new building. Mr. Dickinson commented the current plan shows complimentary brick and metal.

Carrigan stated he supported the use of brick on the west and south facades of the building. He noted this would assist with keeping the character of the Central Business District. Mr. Dickinson indicated he knew how important it was to have building fit in. He stated the selected building materials would be long-lasting.

Carrigan requested further information regarding the outdoor patio area. Mr. Dickinson discussed the proposed design of the outdoor patio area in further detail with the Commission.

Olkives explained he was pleased to see this building being brought back to life. He thanked the Dickinson's for investing in the community and for working to draw another amenity to the City of Osseo.

Schulz agreed stating she really appreciated how Jesse and Jordan had worked to maintain the integrity of the original building.

Nelson expressed concern with the fact the Commission was being asked to consider a site plan that could potentially house a brewery in the future. He stated his initial thought was that the area did not have enough parking. He understood that a brewery would be a great addition to the community, but he wanted to make sure the community had enough parking to support the proposed use.

A motion was made by Olkives, seconded by Burke, to recommend the City Council approve the Site and Building Plan, subject to the six (6) conditions listed below:

- 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;
4. Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;
5. All trash shall be stored within a properly-screened enclosure; and
6. The site plan will be valid for one year following the date of approval, unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.

A roll call vote was taken. The motion carried 6-0.

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

Nelson reported he would like the votes to be made using “yes” and “no” to avoid confusion for those with hearing difficulties.

Chair Mueller thanked Jesse and Jordan Dickinson for joining this meeting.

10. ADJOURNMENT

**A motion was made by Schulz, seconded by Olkives, to adjourn the meeting at 7:00 pm.
A roll call vote was taken. The motion carried 6-0.**

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial