

Pursuant to due call and notice thereof a meeting of the Planning Commission in and for the City of Albany, Stearns County, Minnesota, was called to order by Chairman Adam Rushmeyer at 6:30 o'clock in the evening on Thursday, June 28, 2018, in the Council Room at 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Jon Stueve, and Joseph Wedel. Will Seiler and Todd Horton were absent. Councilor Al Amdahl, Planning Commission Liaison, was present for the meeting.

Chairman Adam Rushmeyer called for any additions or corrections to the minutes of May 31, 2018, and hearing none declared them approved.

Shannon Bertram, President, and Dean Goebel, CFO, BB Wheels, Albany, were present for the meeting.

Pursuant to due notice, at 6:33 PM, Chairman Adam Rushmeyer called the public hearing into session on a request by Shanberly Acres, LLC dba BB Wheels, 420 Huskie Drive, Albany, MN for a Conditional Use Permit (Section 80.20A, Subd. 2, Subp. c) to construct a warehouse distribution facility in a C3 Highway I-94 Commercial District. A proper notice was published in the Albany Enterprise on June 13th and no written comments were received. Mr. Bertram appeared before the Board to inform the Board that his company will construct a new building consisting of a warehouse and office, nearly 6,000 +/- square feet. Mr. Bertram noted that they purchased three lots and will construct the new building on the middle lot allowing them the opportunity to expand the building in the future into the other two lots. Mr. Stueve questioned if the lot is larger than one-acre which would require grading and drainage plans per state requirements. Mr. Schneider informed the Board that the lot for the building site is less than one-acre. Mr. Schneider also noted there is a large storm water pond in this subdivision constructed in 2005 for all the lots north of County Road #156; whereby each lot is served with an individual storm sewer service in the boulevard. Mr. Rushmeyer closed the public hearing at 6:45 PM. Mr. Schneider recommended to the Board that the said request be approved with conditions. After due discussion, a motion was made by Jon Stueve and seconded by Joseph Wedel to recommend to the Council that the request by Shanberly Acres, LLC dba BB Wheels, be approved contingent per the following:

1. Verify parking lot/driveway drainage pattern is connected to the existing storm sewer service.
2. Water and Sewer hookup fee to be paid.
3. Water meter supplied by City and paid by property owner.
4. Install a KnoxBox fire department rapid entry system.
5. Exterior lighting on building shall be "downcast".
6. Signage on property and/or building to meet sign regulations.
7. Warehouse/office Parking: One (1) space for each 200sf of office and One (1) space for each 1,000sf of warehouse. Minimum parking: office-12 and warehouse-4 or 16 total.
8. Asphalt or concrete apron from driveway shall extend into property 30'.
9. Obtain Commercial Building application and permit.
10. The City Council, and Building Official, may provide additional comments than those listed above.

All voted for the motion and it carried.

Pursuant to due notice, at 6:47 PM, Chairman Adam Rushmeyer called the public hearing into session on a request by Albany Planning Commission to consider an amendment to Ordinance 80 as follows:

- 80.15, R-1 Zone District Subd. 3, Subp. k
- 80.16, R-2 Zone District Subd. 3, Subp. o
- 80.17, R-3 Zone District Subd. 3, Subp. o
- 80.17, R-3 Zone District, addition of Subd. 9
- 80.22, M-1 Zone District, Subd. 9
- 80.23, M-2 Zone District, Subd. 8

A proper notice was published in the Albany Enterprise on June 13th and no written comments were received. Mr. Schneider informed the Board that the proposed amendment is to remove language that was difficult to interpret by the public and staff; whereby the City Attorney concurred and recommended that the language be removed from the ordinance. Mr. Schneider presented the following proposed amendment:

1. That Section 80.15, R-1 Low Density Residential District, Subd. 3, Subp. k) is hereby deleted in its entirety.

2. That Section 80.16, R-2 Medium Density Residential District, Subd. 3, Subp. o) is hereby deleted in its entirety.

3. That Section 80.17, R-3 Multiple Residence District Subd. 3, Subp. o) is hereby deleted in its entirety.

4. The Section 80.17, R-3 Multiple Residence District, is hereby amended by the addition of Subd. 9 which shall read as follows:

“Subd. 9: Maximum Building Coverage. The maximum building coverage shall be forty percent (40%).”

5. That the exterior requirements in Section 80.22, M-1 Industrial District, Subd. 9, of the Albany City Code are hereby revoked and Subd. 9 is hereby amended to read as follows:

“Subd. 9: Tube Lighting Prohibited. Tube lighting is lighting that is commonly found bordering gas station canopies or such lighting that has a similar look and effect. No tube lighting may be installed on any building, structure or sign within the M-1 Industrial District.”

6. That the exterior requirements in Section 80.23, M-2 Industrial, Commercial & Business District, Subd. 8, of the Albany City Code are hereby revoked and Subd. 8 is hereby amended to read as follows:

“Subd. 8: Tube Lighting. Tube lighting is lighting that is commonly found bordering gas station canopies or such lighting that has a similar look and effect. No tube lighting may be installed on the side of any building, structure or sign within the M-2 Industrial, Commercial & Business District which faces adjacent residential property, whether or not a residence has been constructed on the adjacent property.”

Chairman Adam Rushmeyer closed the public hearing at 6:50 PM. After due discussion, a motion was made by Joseph Wedel and seconded by Jon Stueve to recommend to the Council that the aforesaid amendment to Zoning Ordinance 80 amending certain provisions in the R-1, R-2, R-3, M-1, and M-2 Districts be approved. All voted for the motion and it carried.

Chairman Adam Rushmeyer adjourned the meeting at 6:55 PM.

Tom Schneider
Clerk/Adm.