

PLANNING COMMISSION MEETING FOR THE CITY OF WAITE PARK

The Waite Park Planning Commission met in regular session on Tuesday, February 12, 2019, at 6:30 PM in the Waite Park City Hall. The meeting was called to order by Chair Jansky beginning with the Pledge of Allegiance.

Planning Commission Members Present: Tim Jansky, Bob Zabinski, Jeff Blair and Shawn Blackburn

Planning Commission Members Absent:

Others Present: Jon Noerenberg, Planning & Community Development Director and those on the sign-in sheet.

Approval of the Agenda: **Commissioner Blair made a motion to approve the agenda. The motion was seconded by Commissioner Blackburn and passed unanimously by those present.**

Preliminary and Final Plat, Crossroad Lofts and Shops 205 3rd St NE: Chair Jansky read the public hearing notice and the hearing was opened at 6:33PM.

Noerenberg gave the following background information. The request has been submitted by Jim Rakhshani (dba Globe Enterprises, Inc.). As follow-up to the PUD which was recently reviewed and approved by the Planning Commission and City Council. Platting of the property must occur prior to any new construction taking place and was also a recommended condition of approval of the PUD. The property is being configured as a simple single-lot, single-block parcel and functionally no changes will occur. As the property had not been platted previously, staff will be calculating a recommended payment-in-lieu of parkland dedication which will need to be reviewed/approved by both the Park Board and City Council. Staff is supportive of the preliminary and final plats as submitted with the following conditions:

1. Development upon the property may be subject to a Development Agreement with the City, if deemed necessary.
2. Property is subject to requirement for payment-in-lieu of Parkland Dedication, as recommended by Park Board and established by City Council. Any required parkland dedication fees must be paid prior to affixing of City signatures upon the plat.


Don Blonigen, 346 2nd Ave NE: Blonigen is concerned about the low number of parking spaces for the size of the building. Blonigen stated he has a similar situation in St. Cloud where a building was built with not enough parking stalls.

Noerenberg responded that the parking for the building is three stalls short of the requirement by Ordinance, however it has already been approved by the City Council. Noerenberg added that tonight's approval is for the platting of the property.

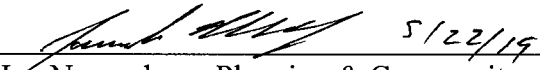
Commissioner Blackburn made a motion to close the public hearing at 6:40 PM. The motion was seconded by Commissioner Zabinski and passed unanimously by those present.

Commissioner Blackburn made a motion to approve the preliminary and final plat with the conditions as presented. The motion was seconded by Commissioner Blair and passed unanimously by those present.

Commissioner Zabinski made a motion to adjourn the meeting at 6:44 PM. The motion was seconded by Commissioner Blackburn and passed unanimously by those present.



Tim Jansky, Chair



Jon Noerenberg, Planning & Community
Development Director