



## ALBERTVILLE PLANNING COMMISSION

TUESDAY, MARCH 12, 2024

### APPROVED MINUTES

ALBERTVILLE CITY HALL 7:00 PM

#### 1. CALL TO ORDER – ROLL CALL – ADOPT AGENDA

Chair Buhrmann called the meeting to order at 7 pm.

Kris Luedke conducted roll call.

**Present:** Chair Buhrmann and Commissioners Anderson, Smith, Pinski and Council Liaison Hayden.

**Absent:** Huggins

**Others Present:** City Planner Al Brixius and City Clerk Luedke

*Motioned by Anderson, seconded by Pinski to approve the agenda as submitted. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.*

#### 2. MINUTES

*Motioned by Smith, seconded by Pinski to approve the February 13, 2024, Planning Commission meeting minutes as presented. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.*

#### 3. PUBLIC HEARINGS

- A. Public hearing to consider a development application of Medart Inc. for an administrative subdivision, easement vacation, and PUD amendment/site and building plan for the development of a 105,157 sq. ft. industrial building on Lots 1 and 2, Block 1, AVA Second Addition.**

Brixius provided background information on the previous Albertville Self-Storage Facility development applications which did not proceed. He reported that Medart Inc. was pursuing development applications for the property now and said the approval would include the combination of two lots, the vacation of a certain easements within the lots, approval of the development and he said the plans included a future phase two warehouse expansion. Brixius

said staff recommended approval of the Medart Industrial Warehouse Facility site and building plans with the following conditions.

1. The City Council repeals the 2022, PUD approval for Albertville Self-Storage for the same lot.
2. The site plan be revised to implement the City Engineer's recommendation for curb cut widths for the site.
3. The City approves PUD flexibility for a gravel fire lane around the north and east side of the building per the approved site plan. The gravel drive aisle shall be designed to meet the 2020 Minnesota State Fire Code, Fire Apparatus Access Road for all-weather access. The gravel fire land shall be improved to a paved surface by October of 2030 or with the future building addition whichever is sooner.
4. The City approves PUD flexibility to allow the initial construction of 73 parking stalls west of the building with the 141 proof of parking stalls provided the following conditions.
  - On-site parking shall be limited to approved parking stalls. Parking shall be prohibited on-street, within the drive lanes, loading areas, or unpaved surfaces.
  - The applicant shall construct additional parking meeting the City zoning standards upon notification from the City. Additional parking will be required if the on-site parking is insufficient to meet the parking demand.
  - All parking shall be designed and constructed to meet City parking standards.
  - The site plan shows a total of 214 parking stalls this requires 6 disability stalls. The site plan must be revised to show the location and design of the 6 disability stalls.
5. The Applicant shall provide a design detail of the proposed trash enclosure showing the exterior materials of the enclosure and gate.
6. The site and landscape plan must be revised to show landings and sidewalks for the doors on the north and east sides of the building. These landings and clear paths shall be kept clear of obstructions and snow from the doors to a drive aisle.
7. The Applicant shall provide revised site and building plans illustrating the location, size, and screening of any ground mounted or rooftop mechanical equipment.
8. The landscape plan shall be revised to include the following.
  - The landscape screening shall consist of a double stagger row of coniferous trees. Trees shall be a minimum of 8 feet in height. The spacing of trees in the same row shall be no greater than ten feet on center.
  - The landscape screen shall be extended for the full length of the initial construction and the proposed future addition, to allow the plantings to grow and mature together, becoming a more effective screen over time.
  - A landscape screen or screen wall shall be provided within the green space along the west end of the loading berths.
  - The landscape plan must provide screening either landscaping or fence along the western edge of the west parking lot. Said screen shall be of a height to screen headlights directed toward the public street.
9. The lighting plan be revised to include one additional wall mounted light over the man door at the northwest corner of the building.
10. Separate sign permit shall be required with the submission of the building permit showing all signs, freestanding signs and any on-site directional or traffic control signs.
11. Grading, drainage, and utilities plans shall be subject to final review and approval by the City Engineer.

12. The Applicant shall enter into a PUD/Development agreement outlining the terms of site development and conditions of PUD approval.

Brixius answered questions from the Commissioners regarding the curb cuts, the landscaping and screening plan, the layout of the proposed building and the future expansion project.

Darin Lazan, with Landform representing Medart Inc, provided additional information on the development project, the future expansion plans and the proposed building time frame. He answered questions from the Commissioner and said he had two requests. The first being, to extend the date in which the gravel fire land was requested to be improved to a paved surface. Presently it is listed as the year 2030 but he asked if it could be extended to the year 2035. Secondly, he asked if there could be changes to the landscaping plan.

Brixius stated that Staff was okay with the date extension to the gravel fire lane improvement and the landscaping request.

***Motioned by Anderson, seconded by Smith to open the Public Hearing. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

There were no comments for the Public Hearing.

***Motioned by Smith, seconded by Anderson to close the Public Hearing. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

Commissioners discussed the Medart Inc project, the landscaping plans, the curb cuts, and the future project expansion. The consensus was that the Commissioner were comfortable with the proposed amendments to the conditions.

**Motioned by Buhrmann, seconded by Anderson to consider a development application of Medart Inc. for an administrative subdivision, easement vacation, and PUD amendment/site and building plan for the development of a 105,157 sq. ft. industrial building on Lots 1 and 2, Block 1, AVA Second Addition as amended. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.**

**B. Public hearing to consider a sign code text amendment allowing signs within City playfields within Central Park - Tabled from February 13, 2024, Planning Commission meeting.**

Brixius said this item was tabled at the last meeting and reported this Ordinance would allow the local non-profit baseball and softball associations to sell signs to raise money for their associations. He reviewed the sign design standards and added signs would be approved by the City. Brixius answered questions from the Commissioners regarding the sign design standards, how it may be decided which association would use which play field and the application process.

***Motioned by Smith, seconded by Pinski to open the Public Hearing. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

There were no comments for the Public Hearing.

***Motioned by Anderson, seconded by Buhrmann to close the Public Hearing. Ayes: Buhrmann, Anderson, Huggins, Smith and Pinski. Nays: None. Absent: Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

Commissioners discussed the proposed amendments to the sign code, the local sports associations, the design standards for the signs and how the agreement may be administered.

***Motioned by Buhrmann, seconded by Anderson to approve consider a sign code text amendment allowing signs within City playfields within Central Park. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

**4. OTHER BUSINESS**

**A. None.**

**5. ADJOURNMENT**

***Motioned by Buhrmann, seconded by Smith to adjourn the meeting at 8 pm. Ayes: Buhrmann, Anderson, Smith and Pinski. Nays: None. Absent: Huggins. MOTION DECLARED CARRIED.***

Respectfully submitted,



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Kris Luedke, City Clerk