



ALBERTVILLE PLANNING COMMISSION

TUESDAY, APRIL 9, 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.

Maeghan Becker conducted roll call.

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

Absent: None.

Others Present: City Planner Al Brixius, Building Permit Tech Maeghan Becker, Albertville residents Dan and Debbie Rise and Paul Tucci with Oppidan.

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

2. MINUTES

Motioned by Buhrmann, seconded by Smith to approve the March 12, 2024, Planning Commission meeting minutes as presented. Ayes: Buhrmann, Anderson, Huggins, Smith and Pinski. Nays: None. Absent: None. MOTION DECLARED CARRIED.

3. PUBLIC HEARINGS

Public hearing to consider a development application of Oppidan Holdings LLC. For an administrative subdivision, PUD /CUP amendment, Daycare CUP / site and building plan for the development of a 11,500+ sq. ft. commercial daycare on Lots 2 and 3, Block 1, Shoppes at Towne Lake Two. (Page 6-21, Exhibits A-I).

Oppidan Holdings LLC is proposing the construction of a new daycare center on Lot 2 and 3, Block 1 of Shoppes at Towne Lakes Two, which will be called Everbrook Daycare. To facilitate this development, the following applications are required:

1. Subdivision – Lots 2 and 3, Block 1 of Shoppes at Towne Lakes two, will be combined as one lot.

2. Conditional use permit/PUD site and building plan approval – The current zoning for this site is B-2A Special Business District which allows for the daycare land use by conditional use permit. The Applicant's is requesting changes to the original PUD agreement to allow proposed use, building and site plan on this proposed site.

Brixius went over the subdivision. Lots 2 and 3, Block 1 of Shoppes of Towne Lakes two will be combined into once parcel based on the following findings and conditions:

1. The lot combination results in a new lot that exceeds the lot area and width requirement of the B-2A zoning district.
2. The proposed building will meet the required B-2A zoning district setbacks.
3. There is a sanitary sewer easement that will extend into the lot, which will remain in place. The site plan shows an improved parking lot over this utility easement. This can be acceptable provided the easement agreement is in-place that allows the City to access the utility underlying easement and the property owner would be responsible for the cost of replacing the improvements within the easement.
4. The water service into the site shall be covered by a utility easement. The easement shall be twenty feet wide centered on the water service.
5. Lot access will be via private streets the property and new daycare shall be part of an association that contributes to the maintenance, repair, and replacement of the private street. The association membership is also required for the maintenance of other common elements (ponding, streetlights, etc.).

Brixius went over the Planned Unit Development / Conditional Use Permit/ Daycare CUP. In review of the site plan and architectural building plan dated March 6, 2024, staff recommends approval of the conditional use permit for the commercial daycare and CUP/PUD amendments with the following conditions:

1. Approval of the requested subdivision combining Lot 2 and 3, Block 2 Shoppes at Towne Lakes Two.
2. The Applicant shall enter into an amendment PUD agreement that: removes the land use / zoning restriction on Lot 3, Block 1, Shoppes of Towne Lakes Two allowing the daycare use and removes the site from the required shared parking requirement of the original PUD.CUP agreement.
3. The parking lot be shifted west to provide a 10-foot landscape area along the east side of the parking lot to allow landscape screening of the parking lot. The parking stalls shall be revised to provide a 20-foot stall length.
4. Applicant shall provide a design elevation of the trash enclosure for City approval.
5. The photometric plan shall be revised to illustrate the light levels around the building pertaining to the buildings wall mounted light fixtures. Detail cut-sheets of proposed wall mounted and freestanding light fixtures showing that they area has a 90-degree cut-off and shield light source. The lighting plan shall show the pole height and design of the freestanding lights.
6. The Applicant shall provide a detail for each of the proposed fences showing design, materials, gates, and gate latches for City approval.
7. The play area fence be shifted south to provide a 25 front yard setback from 69th Street right-of-way line.
8. All ground mounted or rooftop mechanical equipment must be screened from view of adjoining properties and public streets.
9. The Utility plan shall be revised to show potable water and fire suppression being separate service lines and valves leading into the building.

10. The Utility plan shall be subject to the review and approval of the City Engineer.
11. The Grading and Drainage plan shall be subject to the review and approval of the City Engineer.

Commissioners asked about the multiple conditions listed and if the applicant is willing to meet all of them. Brixius said that he has spoken with the applicant and they are aware of the conditions.

Paul Tucci, with Oppidan, took the stand and informed that he is aware of the conditions and building plans are in process with these conditions in mind. Tucci said that they would like to start work on June 1, 2024. Tucci gave some company history, they have been in business for 33 years, developed in 41 states, built the Coborn's here in Albertville.

Commissioners discussed the green space to the south of the property and that may be used in the future.

Commissioners discussed the mechanical equipment for the building and the location, along with the aluminum fencing. Brixius informed that the fencing is to keep the children from running off the property.

Commissioners discussed if there would be any traffic issues with adding this new business to the area. Brixius stated that there will be no traffic concerns.

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

Debbie and Dan Riser took the stand and they are representing the Samaritans Hill Church on the lot next door. They are in favor of this being a daycare rather than something else and had a few questions:

1. Street maintenance or any improvements due to the extra traffic.
Brixius stated that they will have to join a business group to maintain these private streets.
2. Wondering if people will be parking in the empty parking lot.
Brixius said they will not be parking in the empty parking lot.
3. Wondering if the lot will be grass and if the daycare will maintain and mow the lot.
Brixius informed that they will follow the landscape plan and that they will maintain the lots that they own, and Samaritans Hill Church will need to maintain the lots that they own.

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

Motioned by Huggins, seconded by Anderson to approve the development application of Oppidan Holdings LLC. For an administrative subdivision, PUD /CUP amendment, Daycare CUP / site and building plan for the development of a 11,500+ sq. ft. commercial daycare on Lots 2 and 3, Block 1, Shoppes at Towne Lake Two with the conditions listed in the April 1, 2024 planners report with an amendment to condition number 3 under the PUD/CUP/Daycare CUP revising to the parking lot not being shifted to the west, and just screening on the east side. Ayes: Buhrmann, Anderson, Huggins, Smith and Pinski. Nays: None. Absent: None. MOTION DECLARED CARRIED.

4. OTHER BUSINESS

A. None.

5. ADJOURNMENT

Motioned by Huggins, seconded by Anderson to adjourn the meeting at 7:47pm. Ayes: Buhrmann, Anderson, Huggins, Smith and Pinski. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully submitted,

Maeghan Becker

Maeghan Becker, Building Permit Tech