

September 7, 2010

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Chairman Chris Ness, Commissioners Tom Krinke, Christine Maefsky, Susan Rodsjo and Peter Schwarz. Staff present: City Planner Sherri Buss. Chairman Ness called the meeting to order at 7:30 p.m.

**APPROVAL OF AGENDA, MINUTES**

**Schwarz, second by Krinke, moved to approve the agenda as presented. The motion carried 5-0.**

**Schwarz, second by Maefsky, moved to approve the August 3, 2010 minutes as presented. The motion carried 5-0.**

**JAMB ARCHITECTS, CONDITIONAL USE PERMIT FOR EXPANSION AND RENOVATION OF SCANDIA PLAZA SHOPPING CENTER, 21190 OZARK AVENUE (RESOLUTION 09-07-10-03)**

Jerry Anderson, jamb Architects, and owners Howard and Emily Stegner, have applied for a Conditional Use Permit to allow building expansion and site redesign of the existing Scandia Plaza Shopping Center located at 21190 Ozark Avenue. The property is located in the Retail Business District.

City Planner Sherri Buss presented an overview of the proposal. The improvements are proposed to occur in two phases. The applicant is requesting City approval of Phase 1 improvements, which includes a building expansion of 2,475 square feet to the east of the existing building, relocation of the bank from the west to the east side of the center and expansion of the bank space, a new driveway to the center and drive-through facility for the bank, renovation of the existing building, and changes to parking, traffic circulation, landscaping and storm water management. The application shows that all existing tenants would remain. The applicant indicated that a separate CUP request will be made for signage at a later date.

The planner's report recommended approval of the CUP, with the recommendation that the plans include a pedestrian connection from Scandia Plaza to the shopping center to the south, to allow for the option to walk between the two centers. A resolution was prepared which detailed additional conditions of approval.

Commissioner Rodsjo commended Mr. Anderson for working closely with the city in following the new Architectural Design Guidelines. The structure reflects many historic Scandinavian design elements. The redesign includes use of fiber cement lap siding in colors of deep red and gray-blue, wide white trim around the windows, pitched rooflines and gabled dormers, stone store fronts, and canvas awnings. A correction to condition number twelve in the draft resolution was recognized – a reference to transom windows was removed.

Chairman Ness opened the public hearing.

*Jim Lindberg, 21805 Olinda Trail:* Mr. Lindberg suggested adding a frontage road with access for eastbound Highway 97 traffic to ease congestion at the Highway 97/Ozark Avenue intersection. Mr. Lindberg was advised that MN-DOT has strict access guidelines that may be out of the scope of this project.

As there were no more public comments, Chairman Ness closed the hearing.

Commissioner Krinke asked if removing part of the existing drainfield to construct a new driveway received County approval. Mr. Anderson replied that the County has approved the plans. The remaining drainfield will be sufficient to handle the expected demand of the users. A back up drainfield site located on the northeast part of the lot will not be disturbed.

Council member Crum asked if the dormers have storage capacity. Mr. Anderson explained that the purpose of the dormers is to provide a two-story appearance. The windows in the gabled dormers will be non-functioning. All mechanical equipment will be contained under the roofline, with access doors on the ends of each roofline.

Commissioner Krinke asked about improvements to the back of the building. Mr. Anderson explained that although the rear of the building will not be resided as a cost saving measure, the cement block will be painted and the area cleaned up. A trash enclosure will be constructed.

Mr. Anderson anticipates having the project out for bids in the next few weeks, and construction to begin in October.

**Schwarz, second by Maefsky, moved to recommend approval of draft Resolution No. 09-07-10-03, Approving a Conditional Use Permit for Scandia Plaza, with a correction to Condition #12. The motion carried 5-0.**

### **SCENIC VIEW ANALYSIS**

Commissioner Maefsky requested that scenic view analysis be further discussed. An early draft of the Comprehensive Plan included a preliminary list and map of viewpoints that should be considered for protection, with a goal to protect scenic rural roads, viewpoints and vistas from visually intrusive or incompatible development.

Commissioner Maefsky proposed that the city proceed with further analysis of the 75 significant viewpoints and road segments preliminarily identified during development of the Comprehensive Plan. This information could be used to establish roadway design standards, set standards for maintaining the scenic qualities of significant views, and work with landowners to encourage development patterns that protect important viewsheds. These policies could be an important part of the Subdivision Regulations ordinance.

Commissioner Maefsky will assemble a committee and begin working on this issue soon.

**Krinke, second by Rodsjo, moved to adjourn the meeting. The motion carried 5-0.**

The meeting adjourned at 9:08 p.m.

Respectfully submitted,

Brenda Eklund  
*Deputy Clerk*