



Norwood Young America Planning Commission
6:00 p.m., Tuesday, December 6, 2022
Norwood Young America City Council Chambers, 310 Elm St. W.

AGENDA

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of November 1, 2022, meeting
4. Introductions, Presentations, and Public Comment
(Citizens may address the Planning Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Planning Commission will take no official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.)
5. Public Hearing
6. Business
 - A. 2022 Planning Commission Review
 - B. 2023 Planning Commission Goals
7. Miscellaneous
 - A. November Building Permit Report
8. Commissioner's Reports
9. Adjourn

Jerry Barr

Mike Eggers

Bill Grundahl

Paul Hallquist

Craig Heher
Council Liaison

UPCOMING MEETINGS

December 12, 2022	City Council Meeting	6:00 PM
December 14, 2022	Economic Development Commission Meeting	6:00 PM
December 15, 2022	Senior Advisory	9:00 AM
December 20, 2022	Parks and Recreation Commission Meeting	4:45 PM Cancelled
December 26, 2022	No Workshop/EDA/City Council Meeting	City Hall is Closed
January 3, 2023	Planning Commission Meeting	6:00 PM

*Norwood Young America
Planning Commission Minutes
November 1, 2022*

Present: Commissioners Craig Heher, Jerry Barr, Mike Eggers
Absent: Bill Grundahl, Paul Hallquist
Staff: Andrea Aukrust – City Administrator, Jared Johnson – Consulting Planner (WSB), Cristi Kinkel – Community & Economic Dev Admin Asst.
Public: Rita & Troy Loehrs (13290 Stewart Ave)

1. Call to Order.

The meeting was called to order by Chair Heher at 6:00 pm. All those present stood for the Pledge of Allegiance.

2. Adoption of Agenda.

Motion: ME/JB to approve agenda as written. Motion passed 3-0.

3. Approve Minutes of September 6, 2022, meeting

Motion: JB/ME to approve the minutes as presented. Motion passed 3-0.

4. Introductions, Presentations, and Public Comment – none

5. Public Hearing

A. Industrial Park Expansion Comprehensive Plan Amendment

Heher opened the public hearing at 6:02pm. City Planner Johnson presented details on the amendment:

- The City is looking to expand the existing industrial park to the south.
- The land to the south of the industrial park is designated for Medium Density Residential in the 2040 Comprehensive Plan. This needs to be amended to Industrial to accommodate the expansion.
- Roughly 92 acres of designated Medium Density Residential land would be lost. The City has an overall density of 2.9 acres/unit and the amendment would further lower that density. The Met Council policy for the City is at least 3.0 units/acre. There should be an effort to identify other areas of the City to re-guide Medium Density Residential to help get the overall density back over 3.0 units/acre.
- The amendment, if approved by the City Council, would go to the Met Council for final approval.

R. Loehrs asked for clarification about the rezoning of the land between Tacoma and Stewart as the initial public notice included this land as well.

Johnson explained the area east of the existing industrial park would stay designated for Industrial and is no longer included in this specific request. The city would look for land elsewhere to replace the Medium Density Residential being lost.

Motion: JB/ME to close the public hearing at 6:09pm. Motion passed 3-0.

Motion: ME/JB to recommend the City Council approves Industrial Park Expansion Comprehensive Plan Amendment. Motion passed 3-0.

6. Business - None

7. Miscellaneous

A. September/October Building Permit Report

No report.

8. Commissioners Reports

Heher gave an update on City Council items.

9. Adjourn

Motion: ME/JB to adjourn at 6:13pm. Motion passed 3-0.

Respectfully Submitted,

Karen Hallquist, Community & Economic Development Director



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant-WSB

DATE: December 6, 2022

SUBJECT: 2022 Planning Commission Recap

BACKGROUND

The Planning Commission has reviewed and approved multiple development projects and ordinance amendments during 2022. Staff has summarized the projects below.

The Meadows 2nd Addition: Preliminary Plat, PUD, Comprehensive Plan Amendment

In April, the Planning Commission reviewed and recommended approval for the Meadows 2nd Addition preliminary plat and planned unit development (PUD). The developer changed the layout of the development and went back to the Planning Commission in June with an updated preliminary plat and PUD. The density of the new proposal did not meet the 8-12 units/acre required in the Comprehensive Plan. The developer requested a comprehensive plan amendment with the preliminary plat and PUD to allow a lower density and was ultimately granted approval from the City Council later in June. Staff submitted the comprehensive plan amendment to the Met Council and was approved in August. Unfortunately, due to economic considerations, the developer decided not to move forward with the development.

18 3rd Avenue PUD ("Old-Feed Mill")

In April, the Planning Commission reviewed and recommended approval for a request for a PUD to allow the applicant to convert a part of the "Old Feed Mill" property into a residential home while maintaining commercial uses on the site. The City Council approved the request later in April.

Ground Mounted Solar Ordinance Amendment

In April, the Planning Commission started discussions on an ordinance amendment to allow ground mounted solar systems in the industrial districts. Discussion and modifications to the draft ordinance occurred for several months between both the Planning Commission and City Council. In September, the City Council approved the ordinance amendment to allow ground mounted solar systems in just the I-1 District.

Rezoning of 309 & 312 1st Street

During meetings in May and June, the Planning Commission and City Council considered rezoning 309 and 312 1st Street. The City initiated a discussion to determine if the residential zoning of the parcels was appropriate for the existing uses. In July and August, the Planning Commission and City Council determined the properties should be rezoned from R-3 Medium Density Mixed Residential to C-3 Downtown District. The rezone also initiated a comprehensive plan amendment to re-guide the properties from Low Density Residential to Downtown Mixed Use. The Met Council approved the comprehensive plan amendment therefore the properties are officially rezoned.

Central Schools Site Plan and PUD

In June, the Planning Commission reviewed and recommended approval for the largest development project in the City in 2022. Central Schools requested a site plan review and a PUD for many major improvements to the high school and surrounding athletic fields. Improvements included several additions to the school and a new football stadium. The City Council approved the site plan later in June. Construction is well underway.

Greenwood Marina Site Plan and CUP Amendment

In June, the Planning Commission reviewed and recommended approval for an amended site plan and conditional use permit (CUP) application for Greenwood Marina. In 2021, Greenwood Marina was approved to build five "future" cold storage buildings on their site in the industrial park. The new proposal called for six future storage buildings which required a site plan and CUP amendment. The City Council approved the amended plans later in June. The main building has been completed with future buildings to follow.

Carver Canines/Kennel Ordinance Amendment

In August, the Planning Commission reviewed and recommended approval for an ordinance amendment request from Carver Canines. The request included removing two requirements for conditional use permits for kennels. The requirements requested to be removed were the site needed to be on a collector street and the building must be at least 200 feet from any wetlands. Carver Canines was looking to potentially build on a site in the City and the two requirements would make the site unbuildable. Staff recommended approval of the ordinance amendment but wanted to make clear that the ordinance amendment would benefit any new potential kennel business and not just the business requesting the ordinance amendment. The City Council approved the ordinance amendment later in August. Unfortunately, due to rising costs, Carver Canines did not move forward with their project.

Yeager Machines Accessory Building Variances

In September, the Planning Commission reviewed and recommended approval for a request from Yeager Machines regarding two variances to build an accessory building on their property for additional warehousing needs. The variances were requested for exceeding the height and size allowed for an accessory building. The City Council approved the requests later in September.

Industrial Park Expansion Comprehensive Plan Amendment

In October, the Planning Commission reviewed and recommended approval for a comprehensive plan amendment for land south of the industrial park. The land south of the existing industrial park is designated for Medium Density Residential and needs to be re-guided to Industrial to accommodate future expansion. The City Council approved the comprehensive plan amendment later in October. The comprehensive plan amendment has been sent to Carver County for comments. Once staff receives their comments, the comprehensive plan amendment will be submitted to the Met Council for final approval.

Action

No action required. The Planning Commission may ask staff any questions they have.



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant-WSB

DATE: December 6, 2022

SUBJECT: 2023 Planning Commission Goals

In 2023, the Planning Commission will continue to conduct public hearings regarding all planning related activities, including but not limited to, amendments to the zoning ordinance, plat approval, variances, conditional use permits, etc. as requested.

Specific projects for 2023 will include:

2023 Projects

- **Complete update of the Zoning and Subdivision ordinances**

This project is necessary to help with the clarity and flexibility of code with existing and future development. Staff will be researching options to expedite the process of updating the zoning districts (in particular) by contracting out the entire review rather than piecing out each zone.

- **Industrial Park Expansion**

In preparation for the industrial park expansion, staff is currently working on the necessities for the purchase agreement – Phase 1 Environmental Study, appraisal, and land negotiations. After the PA is approved by City Council and the seller, it will be the responsibility of the Planning Commission to review concept site plans and zoning specifics in preparation for the expansion.

- **Identify land to re-guide Medium Density Residential in the Comprehensive Plan**

The Met Council requires certain percentages of land identified for zoning districts, housing in particular. The Planning Commission will be reviewing the 2040 Comprehensive Plan Future Land Use Map to identify land to re-guide to Medium Density Residential.

Action

No action required. The Planning Commission may ask staff any questions they have.