

**CITY OF FARMINGTON
PLANNING COMMISSION MINUTES
REGULAR MEETING
September 12, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Rotty at 7:00 p.m.

Members Present: Rotty, Tesky, Windschitl, Lehto, McAbee

Members Absent: None

Staff Present: Tony Wippler – Planning Manager

Jared Johnson – Planning Coordinator

Also Present: Lance Bernard, Hoisington Koegler Group

2. APPROVAL OF MINUTES

a) Approve Planning Commission Minutes

MOTION by Tesky, second by McAbee to approve the meeting minutes of the Planning Commission from August 8, 2023 regular meeting. **APIF, MOTION CARRIED.**

3. PUBLIC HEARINGS

Chair Rotty opened all public hearings

3.1 – Ordinance Amendment to Title 10, Chapter 3, Sections 3, 5, & 7 of the City Code: Administrative Requirements for Conditional and Interim Use Permits – Planning Coordinator Jared Johnson introduced the amendment to the commission. City staff along with the direction of city legal counsel, is recommending several ordinance amendments. There are two main components to the amendments. The first part of the amendment transfers authority from the Planning Commission to the City Council to approve interim use permits. Currently, the Planning Commission does not have statutory authority to approve or deny interim use permits. Only the City Council can approve or deny them. The existing code currently delegates the approval of interim use to the Planning Commission without the need of City Council approval. In order to align with State Statute, the proposed ordinance would transfer the duty from the Planning Commission back to the City Council. The Planning Commission would still hold a public hearing and give a recommendation to the City Council. The second component adds a six-month timeframe, before denied conditional or interim use permits can be reapplied for. Staff is recommending this time frame to reduce redundancy and repeat applications. They cause additional time for staff and decision makers and allow for the applicant to make significant changes that are needed as a result of the initial denial. Consensus was that it makes sense to make this change. **Motion** by Windschitl second by Tesky to close the Public Hearing. **APIF, Motion Carried. Motion** by

Lehto second by McAbee to recommend approval and forward to City Council for action. **APIF, Motion Carried.**

3.2 – Conditional Use Permit for a Grocery Store within the B-1 Zoning District - 705 8th Street - Sultan Haque– Planning Manager Tony Wippler shared that the proposed Farmington Food & Spice House would be a standard grocery store that intends to offer superior and high-quality food products. It would be an Indian grocery store with a product inventory that will include: meat, frozen fish, dairy product, halal slaughtered animals, fresh produce, dry food (sweets, snacks, bakery foods), canned food, spices, packed tea, coffee, beverages, ethnic personal care and beauty product. The proposed use will also include a delicatessen that will allow customers to buy ready-to-eat items such as cold cut meat, sliced cheese, sandwiches, gyros, grill items, salad and fries. The property is zoned B-1 where grocery stores are a conditional use. Two additional parking stalls will be required. Screening will be required for the trash container.

Staff believes that all six CUP requirements have been met. Mr. Haque addressed the commission and indicated that he is trying to fill a need for the community. He is hoping to open within 3-6 months.

Commissioner Windschitl stated it is welcomed by the community. He asked Mr. Haque how many employees he will have. Mr. Haque stated 3-5 employees to start. Commissioner Windschitl asked about bollards to the front of the store. Planner Wippler said it should be a condition of the CUP. Mr. Haque said he could provide this.

Commissioner Lehto – Do you know where additional parking spots be located? Planner Wippler indicated it may be on the east side of site where there is room.

Commissioner McAbee – Welcome to the community. There is a big need.

Commissioner Teske - Will you be utilizing the existing loading dock? Mr. Haque indicated that they will be using it for product. Deliveries will be mostly during the day.

Commissioner Rotty – Will you be changing or adding and lighting in the parking lot? Mr. Haque, they would like to do spot lighting, like sensor. Member Rotty clarified that lighting for the parking lot should be kept on site and not a nuisance for neighbors. Member Rotty asked if staff can review the proposed lighting plan. Member Rotty went through the contingencies with Mr. Haque and asked if he agreed with them. Mr. Haque indicated “Yes”. He also welcomed him to the community.

Motion by Windschitl second by Tesky to close the public hearing. **APIF, Motion Carried.** **Motion** by McAbee second by Lehto to approve the CUP, with the six contingencies. **APIF, Motion Carried.**

4. **DISCUSSION**

4.1 – 2040 Comprehensive Plan Update – Lance Bernard from Hoisington Koepler Group presented the progress that has been made with regards to the public engagement, community vision and guiding principles for the update. They started the process in May getting the communities vision for Farmington. Now they are in the update phase of the land use plan trying to better understand where there may be some changes to the 2040 land use map. They have been working with some of the larger property owners getting input on what their thoughts are and what they are trying to plan for the future. Created a new “Brand” to get people involved and had some “pop-up” events for community engagement. Based on the community and staff input a new vision statement was created: “In the City of Farmington, people and neighborhoods are valued, natural resources are treasured, and business and traditions are celebrated. We are bold in pursuing opportunities and investments that support quality and sustainable growth, a vibrant and resilient economy, and a complete and connected community.”

Mr. Bernard referred to the draft guiding principles in the commissions packet. Mr. Bernard went through each area of the *draft* with the commission and took questions. Planner Wippler asked if the commission could review the vision statement and provide input. It was review with Mr. Bernard and the consensus of the commission was that they liked the “vision statement” as reviewed.

The next steps will be to get through the bigger land use change discussion and come back in the fall for some of the bigger changes and recommendations. Mr. Bernard also noted that the amendment process must go through the Met Council and they are aware of these potential changes. Discussion will still occur with the Met Council.

5. **ADJOURN**

MOTION by Windschitl, second by McAbee to adjourn at 8:02 p.m.
APIF, MOTION CARRIED.

Respectfully submitted,

Sue Miller
Administrative Assistant