



AGENDA
PLANNING COMMISSION MEETING
March 21, 2024 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 264 804 648 175, Passcode 6APsK9** or by calling **Toll Number 1-323-433-2142; Conference ID: 603 481 968#**.

The Planning Commission meeting can be viewed live on Spectrum cable channel 180 or via web stream at LakevilleMN.gov. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order, and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. March 7, 2024 Planning Commission meeting minutes
4. Announcements
5. Public Hearing
 - a. Northland Collision CUP amendment
6. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on April 1, 2024.
 - b. The next Planning Commission meeting is scheduled for April 4, 2024.
 - c. Future and Continued Planning Commission Agenda Items / Summary of City Council Actions on Planning Commission Agenda Items
7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
March 7, 2024

Chair Majorowicz called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Jenna Majorowicz, Vice Chair Christine Zimmer (*arrived at 6:02*), Pat Kaluza, Brooks Lillehei, Jason Swenson, Patti Zuzek, Ex-Officio Jeff Hanson

Members Absent: Scott Einck

Staff Present: Kris Jenson, Planning Manager; Frank Dempsey, Associate Planner; Tina Morrow, Recording Secretary

3. Approval of the Meeting Minutes

The January 4, 2024 Planning Commission meeting minutes and the February 8, 2024 Planning Commission work session minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson announced that Planning Commissioners will receive an invitation to a joint session with the City Council and Economic Development Commission on March 25, 2024 at the Lakeville Water Treatment Center. The guest speaker will be David Arbit, Director of Research at Minneapolis Area Realtors, who will give the group a Lakeville housing market update.

5. AVG of Minnesota, LLC (Urgent Vet)

Chair Majorowicz opened the public hearing to consider the application of AVG of Minnesota, LLC for a conditional use permit to allow a veterinary clinic in the Argonne Village PUD, Planned Unit Development as permitted in the C-3, General Commercial District, located at 17698 Kenwood Trail.

Shana Conklin representing AVG of Minnesota, LLC presented a brief overview of the project.

Planner Associate Frank Dempsey presented the planning report. Mr. Dempsey stated the applicant has submitted a conditional use permit application and plans for a veterinary clinic. The veterinary clinic is proposed to occupy 2,780 square feet of an existing multi-tenant commercial building in the Argonne Village shopping center. Mr. Dempsey outlined the proposed floor plan, and the requirements pertaining to City code.

Community Development staff recommends approval of the Urgent Vet conditional use permit subject to the three stipulations listed in the March 1, 2024 planning report.

Chair Majorowicz opened the hearing to the public for comment.

Motion was made by Kaluza, seconded by Lillehei to close the public hearing at 6:09 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commissioner Zuzek asked what are the hours of operation? No hours were indicated at this time.
- What is the plan for pet waste control, given the lack of green space in front of the clinic location? Mr. Dempsey will follow up and provide more information regarding this question.

Motion was made by Lillehei, seconded by Swenson to recommend to City Council approval of the Urgent Vet conditional use permit subject to the following stipulations:

1. The floor plan and remodeling shall be consistent with the plan and narrative described in the application and approved by the City Council to ensure compliance with Zoning Ordinance requirements.
2. A building permit shall be issued prior to commencing interior alterations on the building interior that require a permit.
3. A sign permit shall be obtained prior to installation of any signage.

Ayes: Zuzek, Kaluza, Lillehei, Majorowicz, Zimmer, Swenson

Nays: 0

There being no further business, the meeting was adjourned at 6:14 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary



Memorandum

To: Planning Commission
From: Frank Dempsey, AICP, Associate Planner
Date: March 15, 2024
Subject: Packet Material for the March 21, 2024 Planning Commission Meeting
Agenda Item: Conditional Use Permit Amendment – Northland Collision
Action Deadline: April 20, 2024

INTRODUCTION

Northland Collision representatives have submitted an application for a conditional use permit amendment and plans to expand the major auto repair facility located at 7430 – 160th Street. The 8,436 square foot building was constructed in 1984 and has been approved for two previous building additions in 1999 and 2018. The proposed addition will include a 3,828 square foot, two level expansion on the southeast side of the existing building. The addition requires an amendment to Conditional Use Permit 18-10 and 99-01 subject to the performance standards outlined in the C-3, General Commercial District. Section 11-73-7.B of the Zoning Ordinance for major auto repair.

EXHIBITS

The following exhibits are attached for your reference:

- A. Aerial Location Map
- B. Zoning Map
- C. Plan Set Including Site Plan and Building Plans

Surrounding Land Uses and Zoning

North – 160th Street (CSAH 46), multi-family building (Apple Valley)
South – Toll Gas & Welding and Apple Lake Animal Hospital (C-3 District)
East – Glacier Avenue and Pro-Tech Automotive (C-3 District)
West – Multi-tenant Retail (C-3 District)

PLANNING ANALYSIS

The subject 1.16 acres property consists of an 8,436 square foot auto body repair building. The proposed expansion was reviewed for compliance Zoning Ordinance requirements:

Building Setbacks. The existing building meets the following setback requirements.

Front – 30 feet
Side – 20 feet
Side abutting street – 30 feet
Rear – 30 feet

There are no changes to the building setbacks with the proposed addition.

Building Height. The addition will match the flat roof design of the building with a height of 21 feet. A maximum height of 35 feet is allowed in the C-3 District.

Building Elevations/Materials. The building exterior currently consists of various masonry block, while the proposed addition will have a manufactured stone wainscot and decorative metal in compliance with Zoning Ordinance requirements for an expansion to a legal non-conforming exterior material building.

Access and Circulation. The driveway access is located from a single access at Glacier Avenue. The access will remain in its present location.

Parking. The Northland Collision major auto repair use was established in 1999. Required parking for major automobile repair established prior to March 17, 2003 is eight spaces plus one space for each 800 square feet of building area in excess of 1,000 square feet of net building square footage (gross minus 10%). The total building size with the proposed addition will be 12,264 square feet calculated as $12,264 \text{ sf} - 10\% = 11,038 \text{ sf} - 1,000 \text{ sf} = 10,038 \text{ sf} / 800 = 13 + 8 = 21$

required parking spaces. There are 33 parking spaces proposed on site in compliance with Zoning Ordinance requirements.

Signs. No new signage is proposed. All signage requires issuance of a sign permit prior to installation.

Lighting. All lighting shall be down-cast type fixtures, including wall-pack lighting.

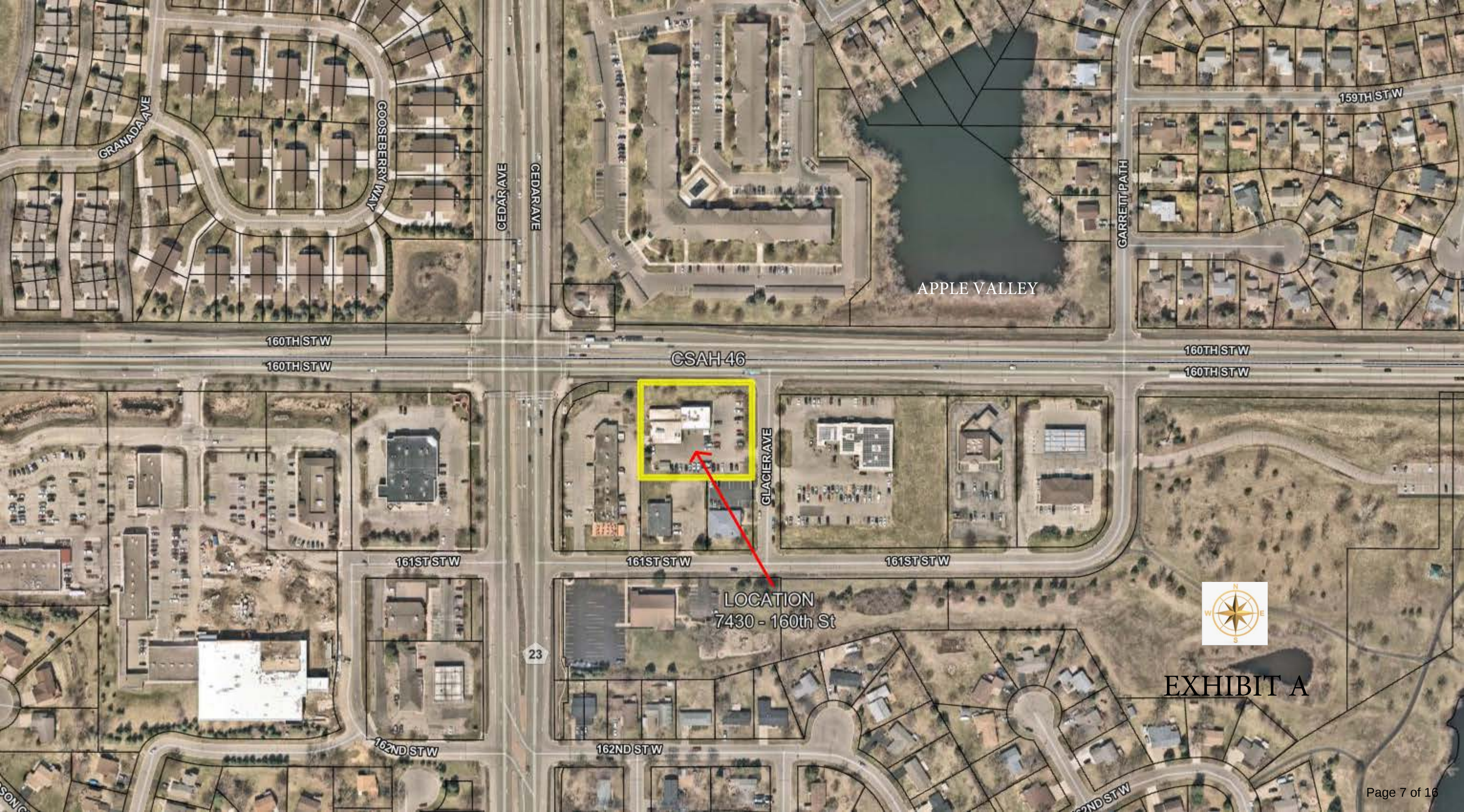
Landscaping. No additional landscaping is required.

RECOMMENDATION

Community Development Department staff recommends approval of the Northland Collision conditional use permit subject to the following stipulations:

1. The addition shall be constructed in accordance with the plans submitted with the conditional use permit application and as approved by the City Council.
2. A sign permit shall be obtained prior to installation of any signage.
3. The stipulations of conditional use permits (01 and 18-10) shall remain in full force and effect, as they apply to the amended conditional use permit for the building addition.
4. The existing sidewalk along the east side of the building shall be extended south along the full length of the building.

Findings of fact for approval of the conditional use permit amendment request is attached.



APPLE VALLEY

CSAH 46



LOCATION
7430 - 160th St



EXHIBIT A



Location

PUD

RST-1

Valley Lake

RS-

3

EXHIBIT B

2024 ADDITION PROJECT

NORTHLAND COLLISION
7430 160TH ST W
ROSEMOUNT, MN 55068

DRAWING INDEX

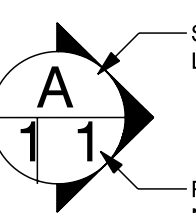
T1	TITLE PAGE
A1	LIFE SAFETY PLAN
A2	SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	SECTIONS
A8	DETAILS
A9	DETAILS & SCHEDULES
S1	STRUCTURAL NOTES
S2	FOUNDATION PLAN
S3	ROOF FRAMING PLAN
S4	DETAILS
S5	DETAILS & SECTIONS

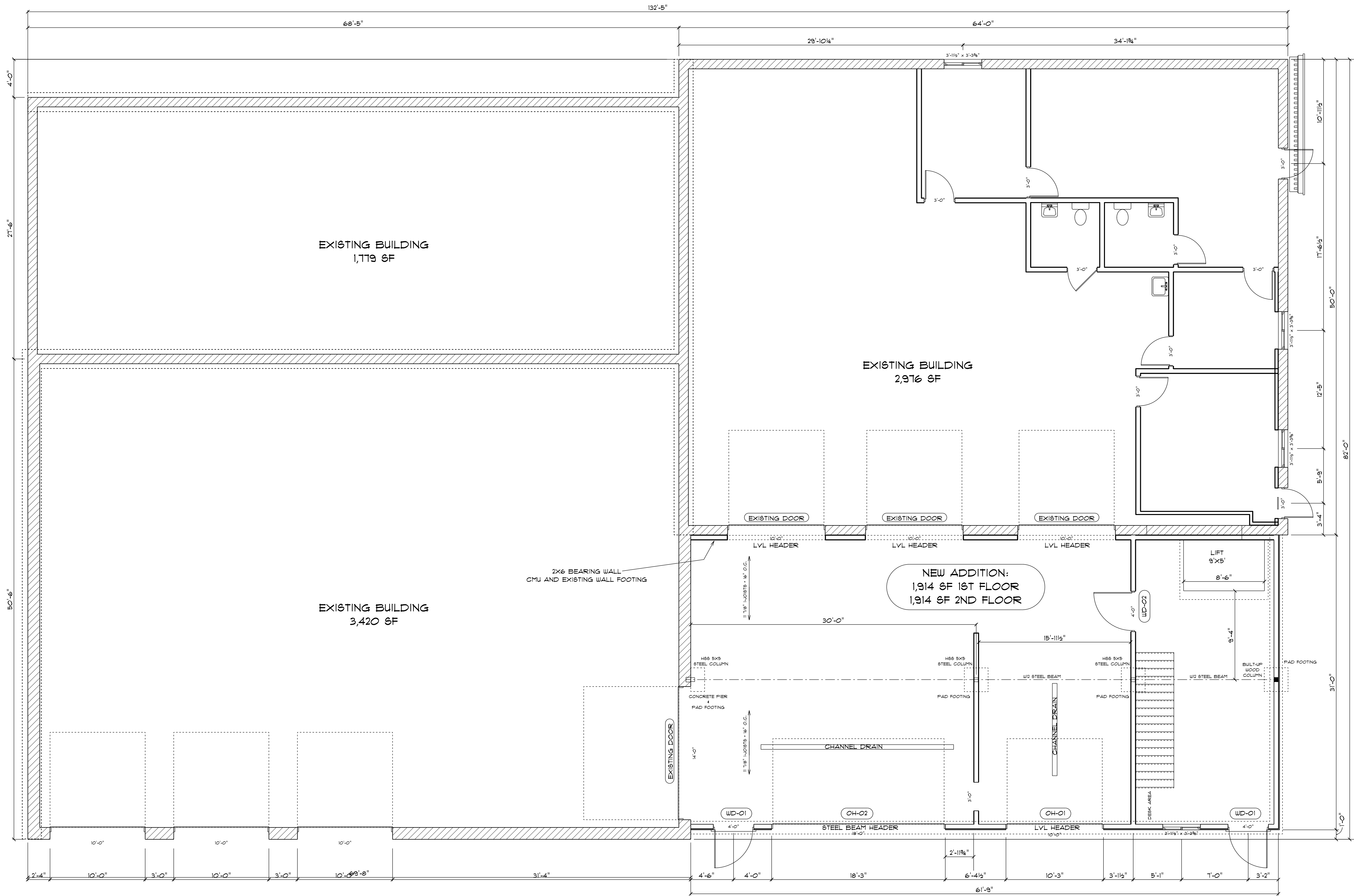


PROJECT NOTES:

OCCUPANCY CLASSIFICAITON: F-1
STANDARD PARKING SPACES: 31
ACCESSIBLE PARKING SPACES: 2
FIRE SPRINKLERS: YES
AREA OF CONSTRUCTION: 3,828 SF

EXHIBIT C

 "BUILT ON INTEGRITY" RJ Construction, Inc. 20376 Boone Ave Prior Lake MN 55372 PHONE: 612-290-6749 Ryan@BuildwithRJC.com	 SECTION LETTER PAGE NUMBERS	Northland Collision 7430 160TH ST W LAKEVILLE MN 55044 PHONE: 952-891-5544 FIXIT@NORTHLANDCOLLISION.COM	
		DRAWN BY: RYAN JOHNSON	
		SCALE: 1/4" = 1'-0"	
		DATE: Thursday, February 22, 2024	
		PAGE: T1/15 TITLE PAGE	



FIRST FLOOR PLAN

SCALE: 1" = 5'-0"

EXISTING BUILDING SF: 8,115
NEW ADDITION FLOOR 1: 1,914 SF
NEW ADDITION FLOOR 2: 1,914 SF
TOTAL SF: 12,003



RJ Construction, Inc.
20376 Boone Ave
Prior Lake
MN
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PHONE: 612-290-6749
Ryan@BuildwithRJC.com

"BUILT ON INTEGRITY"

SECTION LETTER
A

PAGE NUMBER
11

Northland Collision
7430 160TH ST W
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MN
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FIXIT@NORTHLANDCOLLISION.COM

PHONE: 952-891-5544

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FIRST FLOOR PLAN



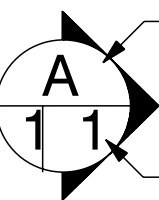
SECOND FLOOR PLAN
SCALE: 1" = 5'-0"



"BUILT ON INTEGRITY"

RJ Construction, Inc.
20376 Boone Ave
Prior Lake
MN
55372

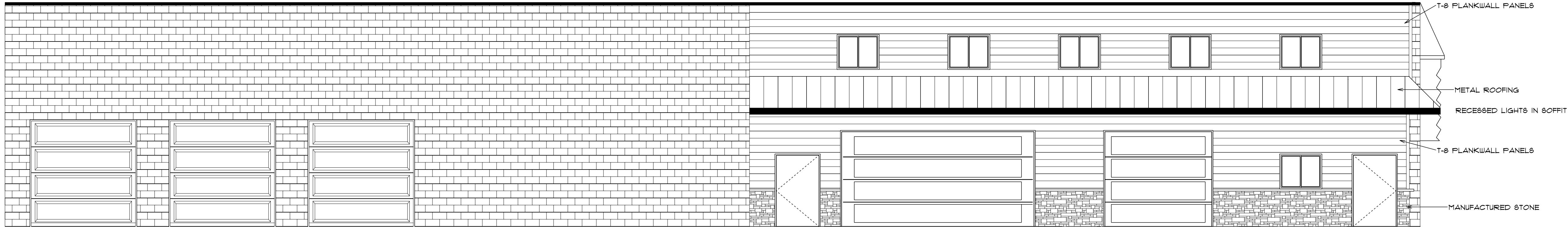
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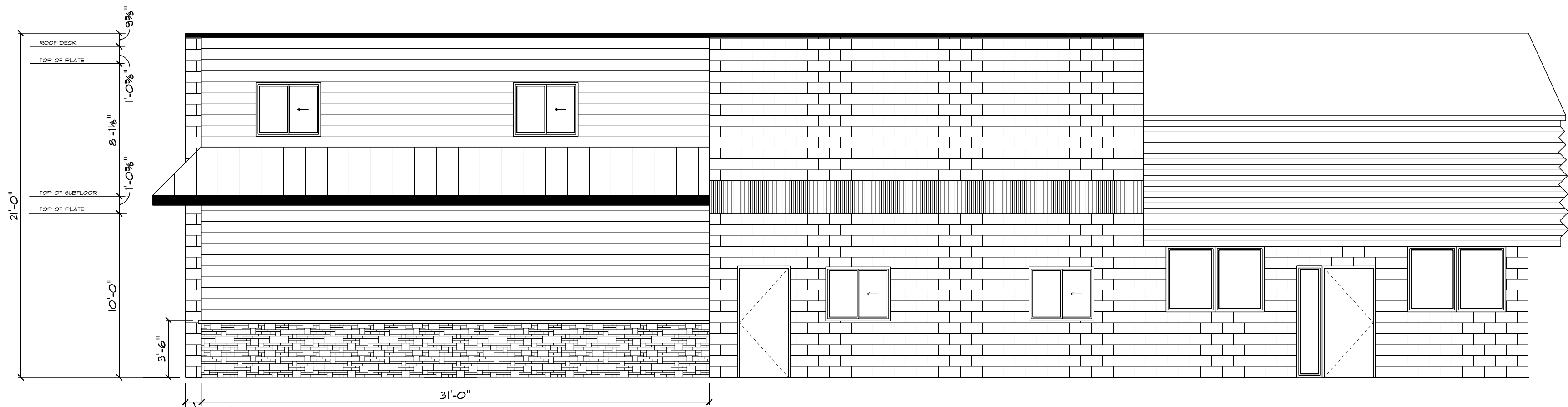
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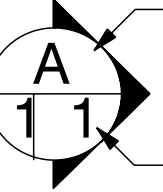
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SECOND FLOOR PLAN



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

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			DATE: Thursday, February 22, 2024	
		A6/15 ELEVATIONS		

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA
NORTHLAND COLLISION CONDITIONAL USE PERMIT AMENDMENT

FINDINGS OF FACT AND RECOMMENDATION

On March 21, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Northland Collision for a conditional use permit amendment to allow an addition to the major auto repair building located at 7430 – 160th Street. The Planning Commission conducted a public hearing on the proposed conditional use permit amendment preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is zoned C-3, General Commercial District.
2. The property is located in Planning District No. 3 and is classified as Commercial on the Comprehensive Land Use Plan.
3. The legal description of the property is:

Lot 2, Block 1, Dakota Plaza

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:
 - a) **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the Official City Comprehensive Plan.**

Finding: The proposed major auto repair use is a commercial use consistent with the policies and provisions of Planning District 3 of the Comprehensive Land Use Plan.

- b) **The proposed use is or will be compatible with future land uses of the area.**

The proposed major auto repair use is compatible with existing land uses in the area.

- c) **The proposed use conforms with all performance standards contained in the Zoning Ordinance and the City Code.**

The major auto repair building addition and use will conform with all performance standards set forth in the Zoning Ordinance given compliance with the approved conditional use permit amendment.

- d) **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

The proposed major auto repair building addition will be served with existing public services and will not overburden service capacity.

- e) **Traffic generation by the proposed use is within capabilities of streets serving the property.**

Traffic generation will not significantly increase due to the proposed major auto repair building addition and can be accommodated by the adjacent public streets.

5. The planning report dated March 14, 2024 prepared by Associate Planner Frank Dempsey is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit amendment conditioned upon compliance with the planning report prepared by Associate Planner Frank Dempsey dated March 14, 2024.

Dated: March 18, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____

Jenna Majorowicz, Chair



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: March 14, 2024
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Agenda Items

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

- Public hearing for a preliminary plat of 55 townhome units to be called Autumn Hill, located at the southeast corner of Dodd Boulevard (CSAH 9) and 185th Street (CSAH 60)

At their March 4, 2024 meeting, the City Council:

- Approved the Caslano 2nd Addition final plat.
- Approved an extension to the recording deadline for the Estoria Lakeville final plat.