

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JULY 23, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, July 23, 2024, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Reed, Rivera, Beadner, Ellis, and Whitman. Commissioner Buggi was absent.

Staff present included the following: Community Development (CD) Director Kienberger and Planner Hogan.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

Sally Wilkowske - 13579 Crossglenn Path Rosemount, MN 55068

CD Director Kienberger let Wilkowske know that she is welcome to the next City Council meeting to discuss her concerns.

CONSENT AGENDA

a. Minutes of the June 25, 2024 Regular Meeting

Commissioner Whitman requested that a sentence be added under the Public Hearing item c. stating, "Commissioner Whitman expressed concerns that there was not enough information in the record to make a decision regarding whether the 'unique circumstances' criterion had been met."

Motion by Kenninger **Second by** Reed

Motion to approve the Consent Agenda with the modification to Item C. within the Public Hearing Commissioner Comments.

Ayes: 6.

Nays: None. Motion Carried.

OLD BUSINESS

PUBLIC HEARINGS

- a. Request by KJ Walk for approval of a PUD Final Site and Building Plan and a Major Amendment to the Rosewood Commons Planned Unit Development Agreement to allow for the construction of two commercial buildings with outdoor dining and a drive-through facility.

Planner Hogan presented the Planned Unit Development (PUD) final site and building plan and major amendment to the Rosewood Commons PUD for construction of two commercial buildings. The major amendment would include deviations from the code related to landscaping, exterior materials, and parking surface setbacks.

Commissioner Comments

Commissioner Reed asked if the use of the site is fixed or if the use can be changed, and about any signage placed on the site. Planner Hogan shared that the use just needs to be a permitted use under the MX-2 zoning district to be allowed within the site and buildings. Hogan noted that the applicant will have to apply for separate sign permits to the City to make sure the signage meets the requirements of the zoning district. Commissioner Whitman verified with Planner Hogan that the signage would go through a separate review process, not part of Planning Commission's approval. Commissioner Whitman asked for further information to support the outdoor dining area and drive-through facility standards as a condition of the applicant's approval. CD Director Kienberger deferred to the applicant to expand upon the users of the site, site development plans, and to provide findings on the required standards.

Chair Kenninger noted that the conditions were the same from last year's application, in which Planner Hogan verified the submitted materials were the same as last year's application from 2023. Chair Kenninger asked if there is an opportunity to re-evaluate the parking needed, therefore not requiring the setback to be reduced to zero feet (0'). Hogan deferred to the applicant for further information. Chair Kenninger and Commissioner Ellis discussed the audible noise regulations with Planner Hogan as it pertains to the outdoor restaurant patio. Commissioner Whitman shared his thoughts that there should be a design of a menu board and its location to give the Planning Commission a better idea of how that may impact standards. The Commission expressed they would like to see updated plans based on staff requests made in 2023 and from this meeting, reduced or eliminated parking in the north, additional landscaping, and the location of the menu board and speaker. CD Director Kienberger shared that the item could be continued to allow staff and the applicant to provide and make revisions to be presented at another future meeting. Commissioner Rivera and Reed expressed that they would be comfortable continuing the item for revisions before approval. Commissioner Whitman requested findings and facts that support all the standards set forth in order for Planning Commission to review and approve the project.

The Public Hearing opened at 6:57 p.m.

Warren Israelson, KJ Walk Inc. - 6001 Egan Drive, Ste 100, Savage, MN 55378

Israelson discussed with the Planning Commission about minimum parking, required landscaping, and the menu board location for the drive-through. The applicant shared that there are two interested tenants in the eastern building and there is not an interested tenant yet for the standalone sit-down restaurant. Israelson shared that the location of the drive-through menu board is unknown, but there will only be one drive-through for one of the restaurants.

The Public Hearing closed at 7:12 p.m.

Motion by Kenninger Second by Reed

Motion to close the Public Hearing.

Ayes: 6.

Nays: None. Motion Carried.

Motion by Kenninger Second by Beadner

Motion to continue the Item to the August 27, 2024 Planning Commission Meeting.

Ayes: 6.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

CD Director Kienberger and the Planning Commission acknowledged and thanked CD Technician Alysha Grant for her time working with the City before her next steps in her career.

Chair Kenninger shared that Frana was nominated as the Top Project of the Year and a finalist for Contractor of the Year award. Kenninger discussed the next meetings planned for the Commission.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular meeting, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Alysha Grant
Community Development Technician