



Approved: June 5, 2019

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**CITY OF ARDEN HILLS, MINNESOTA  
PLANNING COMMISSION  
WEDNESDAY, MAY 8, 2019  
6:30 P.M. - ARDEN HILLS CITY HALL**

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**CALL TO ORDER/ROLL CALL**

Pursuant to due call and notice thereof, Chair Nick Gehrig called to order the regular Planning Commission meeting at 6:30 p.m.

**ROLL CALL**

Present were: Chair Nick Gehrig, Commissioners James Lambeth, Subbaya Subramnian, Jonathan Wicklund, and Clayton Zimmerman.

Absent: Commissioners Steven Jones and Paul Vijums.

Also present were: City Planner Matthew Mrosła, Planning Consultant Jane Kansier and Councilmember Dave McClung.

**APPROVAL OF AGENDA – MAY 8, 2019**

Chair Gehrig stated the agenda will stand as published.

**APPROVAL OF MINUTES**

*April 3, 2019 – Planning Commission Regular Meeting*

**Commissioner Zimmerman moved, seconded by Commissioner Lambeth, to approve the April 3, 2019, Planning Commission Regular Meeting as presented. The motion carried unanimously (5-0).**

**APPOINTMENTS**

**A. Planning Commission Reappointment**

City Planner Mrosła administered the Oath of Office to Commissioner James Lambeth.

**PLANNING CASES**

**A. Planning Case 18-014; Mounds View School District 1900 & 1901 Lake Valentine Road – Final PUD and Comprehensive Plan Amendment – *Public Hearing***

**Planning Consultant Kansier** explained Mounds View Public Schools has submitted an application for a Master and Final Planned Unit Development (PUD). The Applicant is requesting to construct 27,300 square feet of additional classroom space and a 49,000 square feet gymnasium addition. The property, located at 1900 Lake Valentine Road, is zoned R-1, Single Family Residential and is guided as Public and Institutional on the Land Use Plan.

**Planning Consultant Kansier** stated in addition, the applicant is requesting to amend the 2040 Comprehensive Plan. The Applicant is requesting to modify the future Land Use of 1901 Lake Valentine Road, the former First Student Bus Garage from Low Density Residential to Public and Institutional in the 2040 land use plan. This property will be used for high school student and staff parking. The PUD is required to allow the two non-contiguous parcels to be used as a single use.

**Planning Consultant Kansier** commented this item was originally scheduled for a public hearing on April 3, 2019. However, just prior to the hearing, the Applicant submitted revised plans that were significantly different than the previous plans reviewed by staff. As a result, the item was tabled to allow time for additional plan review and a second neighborhood meeting.

**Planning Consultant Kansier** indicated the last major addition to the high school occurred in 2000 when the track and field stadium was reconstructed and additions were made to the main entrance, auditorium, orchestra/choir area, storage, computer lab, staff dining area, woodshop, and classrooms.

**Planning Consultant Kansier** reported the Applicant is proposing an addition totaling 76,300 square feet, including 49,000 square feet for gymnasiums and 27,300 square feet for a total of seven classrooms. Interior remodels of the existing building include 65,000 square feet. The subject property is located at 1900 Lake Valentine Road. The Applicant recently acquired the former First Student school bus garage located directly north of the high school at 1901 Lake Valentine Road. The Applicant is proposing to repave and restripe the parking lot for more efficient car parking. The existing building on the site will be used for cold storage. A more intensive use of the building may be proposed at a later date.

Site Data

Land Use Plan:	PI: Public & Institutional and LRR: Low Density Residential
Existing Land Use:	Institutional: High School, and former site of First Transit bus garage
Zoning:	R-1: Single Family Residential District
Current Lot Sizes:	65.65 Acres
Topography:	The grades on the south side of Lake Valentine Road (existing school site) vary about 20' from the road (low point) to the south side of the lot (high point). This site has been graded over the years to accommodate the buildings, athletic fields and parking lots. The lot on the north side of Lake Valentine Road slopes towards the north, and has a 6' variation from the high point of the lot to the low point.

**Planning Consultant Kansier** reviewed the surrounding area, the Plan Evaluation and Traffic Study. She provided the following Findings of Fact for review:

1. The property located at 1900 Lake Valentine Road is designed for Public and Institutional uses on the 2040 Land Use Plan map.
2. The property located at 1901 Lake Valentine Road is designated for Low Density Residential uses on the 2040 Land Use Plan map.
3. The properties located at 1900 and 1901 Lake Valentine Road are located in the R-1 Single Family Residential District.
4. The R-1 district is consistent with the existing and proposed Public and Institutional designation.
5. The Applicant has proposed a Master Planned Unit Development in order to include noncontiguous parcels as a single use. Other components of the proposal are classroom and gymnasium additions, reconfiguration of the bus parking lot and the staff and student parking lots, and reconfiguration of athletic fields.
6. The Applicant has submitted a Master and Final Planned Unit Development.
7. The Master PUD is generally consistent with the requirements of the City Code.
8. Where the plan is not in conformance with the City Code, flexibility has been requested by the Applicant and/or conditions have been placed on an approval that would mitigate the nonconformity.
9. Flexibility through the PUD process has been requested in the following areas: planting island coverage, tree replacement, building height, and wall signage.
10. The proposed development plan exceeds the minimum requirements of the City Code in the following areas: lot size, building coverage, landscape coverage, setbacks, street trees, perennials and shrubs, tree selection, lighting, screening, location and number of parking stalls, aesthetics and freestanding signs.
11. The Master PUD is in conformance with the draft Arden Hills 2040 Comprehensive Plan, as proposed to be amended. The properties at 1900 and 1901 Lake Valentine Road are zoned R-1, Single Family Residential. Compatible uses such as educational campuses are also intended for this zoning district.
12. With the applied conditions, the application is not anticipated to create a negative impact on the immediate area or the community as a whole.

**Planning Consultant Kansier** stated staff recommends approval of Planning Case 18-014 for an amendment to the 2040 Comprehensive Plan Land Use Map from the Low Density Residential designation to the Public and Institutional designation subject to the following condition:

1. Approval of the Comprehensive Plan Amendment is subject to approval by the Metropolitan Council.

**Planning Consultant Kansier** stated based on the submitted plans and findings of fact, staff also recommends approval of a Master and Final PUD at 1900 and 1901 Lake Valentine Road be subject to the following conditions:

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.

2. Prior to the issuance of a Grading and Erosion Control permit, the Applicant shall enter into a PUD Development Agreement with the City. The Development Agreement shall outline conditions of approval, required securities and fees, and sequence of events.
3. A letter of credit equal to or 125% of the cost of the required landscaping must be submitted to the City prior to issuance of a Grading and Erosion Control permit.
4. Prior to the issuance of a Grading and Erosion Control permit, staff shall review and approve the final landscaping plan.
5. Prior to the issuance of a Grading and Erosion Control permit, the Applicant shall determine if they will be adding 562 caliper inches of additional trees on the site, off-site or provide cash in lieu of replacement.
6. A Site Plan Review application shall be required for the reconstruction of the parking lot on PID 21302334005.
7. Any use of the existing building on the on PID 21302334005 other than cold storage will require an amendment to the approved PUD. The existing structure shall comply with City Code Chapter 14 and any other use of the building shall meet all actuatable codes.
8. Overnight vehicle storage is prohibited. All overnight vehicle storage shall be stored in indoors.
9. No exterior storage shall be permitted onsite.
10. All light poles shall be a maximum of 25 feet in height, including base, and shall be shoebox style, downward directed, with high-pressure sodium or LED lamps and flush lens. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens. Shields shall also be added as directed by the City.
11. All rooftop or ground mounted mechanical equipment shall be hidden from view with the same materials used on the building in accordance with City Code requirements.
12. Prior to the issuance of a Grading and Erosion Control permit, trees or tree areas that are to be preserved shall be visibly marked and City-approved tree protection fencing or other methods shall be installed and maintained at the critical root zones of the trees to be protected. The location of the fencing shall be in conformance with the approved tree preservation plan and approved by staff in writing.
13. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, Rice Creek Watershed District, etc. prior to the start of any site activities.
14. All disturbed boulevards shall be restored with sod.
15. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities. Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Applicant.
16. The Applicant shall be responsible for obtaining a land disturbance Grading and Erosion Control permit from the City's Engineering Division prior to the commencement of any land disturbance activities.
17. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and storm water does not leave the project site.
18. Prior to the beginning of the 2019-2020 school year, the Applicant shall stripe a minimum of 334 parking stalls in parking lot located on PID 213023340005. Parking stalls dimensions shall be 9 feet by 18 feet.

19. Prior to the issuance of a Grading and Erosion Control permit, the School District shall provide the City in writing how they will staff the pedestrian crossing during student arrive and release. City staff and the Ramsey County Sheriff shall review and approve the pedestrian crossing plan prior to August 1, 2019. If the City or the Sheriff make any recommendation the School District shall implements said recommendations prior to 2019-2020 school year starting.
20. Prior to the issuance of a Grading and Erosion Control permit the Engineering Department shall approve the Final grading, utility, stormwater and right of way improvement plans.
21. The Applicant, Ramsey County Sheriff and City staff shall review traffic and pedestrian operations annually. The Applicant shall implement improvements recommended by the City Engineer.
22. Prior to the issuance of a land disturbance permit, all items identified in the March 5, 2019 Engineering Review Comments memo shall be addressed. All comments shall be adopted herein by reference.
23. The proposed mascot wall sign may be externally illumined and shall be approved by Planning staff in writing. Internal illumination is prohibited. The proposed mascot sign shall not exceed 53 square feet. Final location of the proposed mascot wall sign shall be approved in writing by Planning staff.
24. Findings and recommendations of the March 19, 2019 Traffic memo from Wenck shall be implemented.
25. A Planned Unit Development Agreement shall be fully executed prior to the prior to the issuance of a Grading and Erosion Control Permit.
26. The Applicant shall be financially responsible for 100 percent of all Lake Valentine Road street improvements. These improvements include but shall not be limited to: turn lanes and other access improvements, trail and sidewalk improvements, pedestrian signal, signage and striping modifications, and drainage and utility improvements. The City's engineering consultant will design construction plans and specifications. These charges will be identified in the Planned Unit Development Agreement.
27. The Applicant shall perform an analysis of how many trees the parking lot and surrounding land on PID 21302334005 can accommodate and reserve the said number of trees from 562 caliper inches required to be replaced.
28. After site grading has been completed, the Applicant shall work with the adjacent property owners to ensure any screening concerns are addressed. Any trees planted shall count towards the 562 caliper inches required to be replaced.

**Planning Consultant Kansier** reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

**Chair Gehrig** opened the public hearing at 6:59 p.m.

**Chair Gehrig** invited anyone for or against the application to come forward and make comment.

**Elizabeth Garsky**, 1795 Lake Valentine Road, stated new plans were presented this evening which was concerning to her. She asked if the crossing lights would be activated by pedestrians or by vehicles.

**Planning Consultant Kansier** explained it was her understanding the light would be activated by pedestrians.

**Ms. Garsky** expressed concern with the trash pickup at the school. She reported she did not want to see this occurring at 3:00 a.m. or 4:00 a.m. She feared that the proposed rezoning would lead to additional trash pickups and earlier pickup times. She explained she supported the improvements to the school and recommended the safety of students be considered. She commented further on the proposed new parking stating she would like to see the storm retention pond shifted on the property.

**Joseph Harelick**, 1817 Gramsey Road, asked if the PUD was required because the bus garage property was not contiguous to the school property.

**Planning Consultant Kansier** reported this was the case.

**Mr. Harelick** commented on the location of the lacrosse field and stated he had concerns given the high-water level on this portion of the property. He suggested the lacrosse field be relocated or that the field direction be rotated.

**Jan Buekamime**, 1817 Gramsey Road, commented on how the lacrosse field would impact her home. She stated she has enjoyed the relationship she has with the school and requested a larger berm or buffer be considered between the lacrosse field and the adjacent neighbors to assist with absorbing sound.

**Mr. Harelick** explained the trees currently in place absorb sound and with these trees being removed, the adjacent neighborhood would be adversely impacted. He understood this field was an allowed use but requested the City require the school district to provide better screening and buffering.

There being no additional comment Chair Gehrig closed the public hearing at 7:16 p.m.

**Commissioner Zimmerman** asked if the penthouse addition would be attached to the gymnasium.

**Paul Apilkowski**, Wold Architects and representative for the Mounds View School District, explained the penthouse would be behind the gymnasium and would be used for mechanical equipment.

**Commissioner Zimmerman** questioned if planting islands would be added in the future.

**Mr. Apilkowski** commented the plan would be to leave this lot as is without planting islands. He reported at some point in the future when the lot is resurfaced, planting islands would be added.

**Commissioner Subramnian** asked if any alternate parking plans had been considered such as a parking ramp to eliminate the need to remove trees. He stated he would like to see nature and trees preserved.

**Mr. Apilkowski** indicated a parking ramp would be too costly for the school district.

**Commissioner Zimmerman** commented further on the planting islands and stated he understood the school was currently under parked by 100+ spaces. He recommended the applicant be required to install planting islands throughout the proposed parking areas that meet or exceed the required quantity of islands, design specifications and a minimum of one tree per island, which in whole or in part compensates for the caliper inch deficiency in the mitigation plan.

**Mr. Apilkowski** stated he appreciated this feedback and explained the school could aspire to this recommendation. He reported the City Ordinance does not have language that addresses the maximum number of trees that can be removed. Rather, it states 10% can be removed without replacement and has an aggressive replacement plan. He noted the school district would have an aggressive tree replacement plan. He indicated it was the school districts intent to not disturb the pavement across the street given the expense for the stormwater management on this property.

**Commissioner Zimmerman** explained that the planting island trees would make a significant dent in the mitigation shortage that currently exists in the landscaping plan and the compensation owed to the City would be less.

**Mr. Apilkowski** discussed the tree replacement plan noting the placement of some trees was still being negotiated with staff as it may not make sense to plant an additional 500 trees on the site. He indicated it would be difficult for the school to have full use of its fields if 500 trees were required. For this reason, the school district would be making a payment to the City in lieu of the tree replacement requirement.

**Commissioner Wicklund** asked why the lacrosse field was placed the way it was by the school district.

**Mr. Apilkowski** explained this site was challenged for green space. He reported the proposed configuration would allow for an extra football practice field in the fall.

**Chair Gehrig** commented the Planning Commission was tasked with considering the zoning regulations for a property. He discussed the location of the stormwater pond to the north and asked why this pond was added.

**Mr. Apilkowski** stated this stormwater pond has been on the school districts plan but noted the cost to acquire the land was higher than anticipated. This meant the school district had less money for the remainder of the project. He apologized to staff for the late changes made to the plan but indicated these changes would allow the school district to remain on budget for the overall project.

**Chair Gehrig** questioned if the school district would be on board to consulting with the neighbors regarding tree placement. He understood the school could make a payment in lieu of

trees. However, he encouraged the school district to work with staff and the neighbors to improve the buffers.

**City Planner Mrosła** reported staff would recommend adding Condition 27 stating: The applicant shall perform an analysis of how many trees can be accommodated on the north parking lot and shall preserve a number of trees to be planted when a Site Plan is approved.

**Commissioner Zimmerman** requested further information regarding the speed limit signage that would be posted along Lake Valentine Road.

**Planning Consultant Kansier** stated staff was still working to determine what type of signage would be posted. She noted the school speed zone has to be approved by the State.

**Commissioner Wicklund** discussed Condition 19 and asked if the school district was ready to assume the recommendations that were passed along from the County.

**Mr. Apilkowski** indicated the school district was not able to negotiate these items. He noted his main goal was to get the development of the high school proper to start. He reported the school districts priority would always be to the safety of its students during and after the construction project.

**Commissioner Wicklund** questioned what the expense would be to create a pedestrian tunnel system.

**Mr. Apilkowski** estimated this expense would be \$250,000 to \$500,000.

**Commissioner Wicklund** requested staff speak to the Commission further regarding the lighting plan surrounding the crosswalk area.

**City Planner Mrosła** reported cobra head lights would be installed on both sides of the road.

**Commissioner Wicklund** recommended the City strengthen the lighting at the crosswalks for improved pedestrian safety.

**Commissioner Subramnian** questioned if school would consider rotating the lacrosse field in order to save trees.

**Mr. Apilkowski** stated the school district would like to keep the lacrosse field in its proposed location as this maximizes the playability and function of the school district site.

**City Planner Mrosła** commented he could revisit this issue with the applicant to see if a slight shift in the field could assist in saving more trees.

**Jeff \_\_\_\_\_**, Assistant Superintendent for Mounds View Schools, thanked the residents that came forward to speak tonight. He thanked them for being great neighbors to the school district and commented the school district would work with them to address their concerns.

**Chair Gehrig** discussed the charge of the Planning Commission with respect to land use cases.



**Commissioner Zimmerman moved and Commissioner Wicklund seconded a motion to recommend approval of Planning Case 18-014 for a Comprehensive Plan Amendment and a Master and Final PUD at 1900 Lake Valentine Road, based on the findings of fact and the submitted plans, as amended by the conditions in the May 8, 2019, report to the Planning Commission, and amended by the recommendations of the Planning Commission.**

Commissioner Zimmerman asked when the former school bus barn would be addressed.

City Planner Mrosła reported this would occur in the next two years. He reported the school district was proposing to complete a phased project.

**The motion carried unanimously (5-0).**

**B. Planning Case 19-005; Boston Scientific – Site Plan Review – *Public Hearing Not Required***

City Planner Mrosła stated the Boston Scientific Corporation has submitted an application for Site Plan Review. The Applicant is requesting approval to reconstruct and expand the existing parking lot adjacent to Lexington Avenue. The property is located at 4100 Hamline Ave North. The property is zoned I1, Limited Industrial District and is guided as I/O, Light Industrial and Office on the Land Use Plan.

City Planner Mrosła reported Boston Scientific has recently announced that the Minnetonka Boston Scientific campus will be shutting down and transferring all product, processes, and employees to the Arden Hills Campus. There will be approximately 400-500 employees transferring to the Arden Hills campus by 2020. The relocated jobs include approximately 100-200 manufacturing jobs and 300 office staff. In preparation for this move, the Applicant is requesting to reconstruct the existing parking lot adjacent to Lexington Avenue and add an additional 387 additional parking stalls. The Applicant is also requesting to make other pedestrian and vehicular safety improvement along existing parking areas on Lexington Avenue and Cummings Park Drive.

City Planner Mrosła explained the Applicant is currently remodeling the existing office space in buildings 7 and 9 to accommodate the relocated employees. City Code Section 1325.06 Subd. 1 (G) states that any commercial or industrial buildings for a use, or uses, which is proposed to be converted, remodeled, or modified to accommodate another allowable use, or uses, which has a greater off-street parking requirement shall be required to apply for Site Plan Review and approval to assure the adequacy of off-street parking. Boston Scientific currently has 2,653 parking spaces and has approximately 3,000 plus employees. The additional parking is needed to ensure parking is provided for the new employees.

City Planner Mrosła indicated the existing eastern parking lot consists of 213 parking stalls. However, prior to 2005 the lot was larger with 295 stalls and was setback 17 feet from the property line and the Ramsey County right of way. The previous property owner reduced the eastern parking field from 295 stall to its current configuration in 2004. The intent of the removal was to create a main entrance to the campus. The main entrance concept was not implemented, as Boston Scientific purchased the former company and the property in 2006. As part of this application, the Applicant is proposing to improve upon the exiting landscaping

theme at the Lexington Avenue access. The proposed landscaping will include ornamental trees, grasses and shrubs to create a welcoming environment. The image below shows how the site has changed from 2003 to the current proposal.

**City Planner Mrosła** reported the existing Boston Scientific Lexington Avenue access drive is currently 48 feet wide. The east bound movement onto Lexington Avenue currently consists of two turn lanes. The Applicant is requesting to reduce the drive lane width to 24 feet. The reduction in the drive lane width will reduce the speeds of vehicles entering and exiting the site. In addition, the reduction in lane width will reduce the number of vehicles exiting onto Lexington Avenue and increase the efficiency of the intersection. The Applicant has discussed the proposed access modifications with Ramsey County, and they have determined that no improvements to Lexington Avenue are necessary as part of this project.

**City Planner Mrosła** stated north of the exiting eastern parking field is an existing wooded area. The Applicant is requesting to expand the existing parking area into this area. The proposed expansion would increase the number of parking stalls by 173 for a total of 387 spaces in the eastern parking field. The intent of locating additional parking in this area as opposed to other areas of the campus is to better accommodate the majority of the employees relocating from the Minnetonka campus, most of whom will be working in the adjacent building.

#### Site Data

Land Use Plan:	Light Industrial and Office
Existing Land Use:	Light Industrial and Office
Zoning:	I-1: Limited Industrial
Current Lot Sizes:	Lot 1 – 77.41 Acres
Topography:	Level

**City Planner Mrosła** reviewed the surrounding area and the Plan Evaluation. Staff provided the following Findings of Fact for review:

#### *General Findings:*

1. The Boston Scientific corporate campus is located at 4100 Hamline Avenue North.
2. The Boston Scientific corporate campus is guided as I/O, Light Industrial and Office on the Land Use Plan.
3. The Boston Scientific corporate campus and the proposed site plan is a conforming use in the I-1 Limited Industrial Zoning District and operates under an approved PUD.
4. The proposed parking lot expansion and site improvements are anticipated to be constructed in fall 2019 or spring of 2020.
5. The proposed parking lot expansion is in compliance with the lot, structure, and landscaping coverage of the underlying zoning district and PUD.
6. Boston Scientific has provided a Campus Parking Plan that identifies existing parking stalls and proof of parking areas to meet the current needs of the approximately 2,200 employees on the property.
7. The proposal is not expected to adversely affect the surrounding neighborhood or the community as a whole.
8. The proposed site plan will not negatively impact the parking, loading, or circulation demands of the campus and should improve overall pedestrian and vehicle safety.
9. The proposed site plan has significant landscaping to assist in screening the parking area from the adjacent roadways and properties.

10. The proposal tree replacement exceeds ordinance requirements.

**City Planner Mroska** stated recommended the Commission approve the Site Plan Review at 4100 Hamline Avenue North, based on the findings of fact and the submitted plans, as amended by the conditions in the May 8, 2019, Report to the Planning Commission.

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. All conditions of the original Planned Unit Development and Master Plan Amendment shall remain in full force and effect.
3. This approval does not include signs. A separate sign permit is required for all proposed signage.
4. Prior to the issuance of a building permit, a landscape financial security of \$5,000.00 dollars shall be submitted. Landscape financial security is held for two full growing seasons.
5. Before construction, grading, or land clearing begins, trees or tree areas that are to be preserved shall be visibly marked and city-approved tree protection fencing or other method shall be installed and maintained at the critical root zones of the trees to be protected. The location of the fencing shall be in conformance with the approved tree preservation plan and approved by staff in writing.
6. The Applicant shall be responsible for obtaining a Grading and Erosion Control permit from the City's Engineering Division prior to the commencement of any land disturbance activities.
7. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and stormwater do not leave the project site.
8. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, Ramsey County, Rice Creek Watershed District, etc. prior to the start of any site activities.
9. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments, and debris during all construction activities. Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Developer.

**City Planner Mroska** reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

**Chair Gehrig** opened the floor to Commissioner comments.

**Commissioner Zimmerman** questioned how many works shifts were occurring at Boston Scientific.

**Brig Anderson**, Boston Scientific representative, explained his company had three shifts. He commented further on the number of individuals that worked at each shift.

**Commissioner Zimmerman moved and Commissioner Wicklund seconded a motion to recommend approval of Planning Case 19-005 for a Site Plan Review at 4100 Hamline Avenue North based on the findings of fact and the submitted plans, as amended by the conditions in the May 8, 2019, report to the Planning Commission. The motion carried unanimously (5-0).**

### **UNFINISHED AND NEW BUSINESS**

None.

### **REPORTS**

#### **A. Report from the City Council**

**Councilmember McClung** provided the Planning Commission with an update from the City Council. He reported the Council received an update from MnDOT regarding the MNPASS project and approved the request from Bethel University.

#### **B. Planning Commission Comments and Requests**

**Councilmember Wicklund** encouraged staff to request the speed limit be lowered to 20 miles per hour by the Mounds View High School and that stronger lighting be installed near the crosswalks for pedestrian safety.

#### **C. Staff Comments**

**City Planner Mroska** updated the Planning Commission on future Planning Cases.

### **ADJOURN**

**Commissioner Zimmerman moved, seconded by Commissioner Lambeth, to adjourn the May 8, 2019, Planning Commission Meeting at 8:21 p.m. The motion carried unanimously (5-0).**