

**DRAFT**

**Commissioner Mitchell** stated she would support denial of the request as well due to the noise concerns. She reported she also had concerns with how this development would impact traffic, especially given the fact this area already had traffic concerns.

**Commissioner Weber** indicated a sound wall was 10+ years out for this portion of roadway.

**Commissioner Wicklund** commented he looked differently at this project. He understood the Planning Commission did not support high density on this corner property but noted he would be voting differently for this project. He reported the issue before the Commission was a regarding for this property to high density. He stated solving the traffic concerns would be addressed down the road if and when a proposal comes before the City for this property.

**Commissioner Weber** stated he did not believe the Commission was saying we don't ever want high density on this corner, but rather the Commission was saying right now, this project does not fit the character of the neighborhood.

**Chair Vijums moved and Commissioner Weber seconded a motion to recommend denial of Planning Case 22-009 for a Future Land Use Map and Chapter 6 Text Amendments to the 2040 Comprehensive Plan at 1700 Highway 96 West based on the findings of fact and the submitted plans in the June 8, 2022, report to the Planning Commission, noting the Commission had concerns with traffic, access, noise, neighborhood character, and the potential for additional high density units in this neighborhood. The motion carried 5-1 (Commissioner Wicklund opposed).**

C. **Planning Case 22-011; City of Arden Hills – Zoning Code Amendments – Chapter 13, Special Regulations for Drive-Up Windows and Drive Lanes – Public Hearing**

**City Planner Jagoe** stated at their April 18th work session, the City Council discussed possible topics that could be considered for holding a Joint Meeting with the Planning Commission. Reviewing potential topics in advance would allow planning staff an opportunity to research content and flexibility for scheduling the joint meeting at a later date based on planning case submissions. From this discussion, the Council decided that fences, drive-thru commercial districts, and home occupation deliveries would be worked on by staff. Topics for a future joint meeting would be signage and infill items.

**City Planner Jagoe** explained staff was directed to bring forward the proposed ordinance to the Planning Commission for the first review and to hold a public hearing. Following the public hearing, the draft ordinance language with recommendation of the Planning Commission would be brought to the City Council for subsequent discussion and adoption.

**City Planner Jagoe** commented on the Overview of the Ordinance Amendments and provided the Findings of Fact for review:

1. The City of Arden Hills is proposing to amend ordinance language to allow the City Council to add conditions of approval for uses with drive-up windows and drive lanes through a Planned Unit Development.

2. The proposed ordinance will include amendments to the language of Chapter 13 – Zoning Code of the City Code.
3. Amendments to the Zoning Code regulations require a public hearing prior to action by the City Council.

**City Planner Jagoe** 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 Vijums** opened the floor to Commissioner comments.

**Commissioner Weber** discussed how modern building design was leading to the City losing 20% to 40% of taxability per lot. He explained he would be supporting the proposed language changes, but commented on how the additional drive-ups would reduce the City's tax base over time.

**Commissioner Collins** questioned why a 1,300 feet requirement was put in place originally.

**City Planner Jagoe** stated she was not sure of the specific reason and that this provision has been in the code for a number of years, but it may have been designed to keep a measurable distance and space between drive-thru establishments.

**Councilmember Holmes** understood part of the reason for the 1,300 foot requirement was to limit the number of drive-thru establishments in the community.

**Chair Vijums** reported this change would allow drive-thrus to become more discretionary.

**City Planner Jagoe** stated this was correct, as the City would be looking at site suitability for future drive-thrus.

**Chair Vijums** opened the public hearing at 8:12 p.m.

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

There being no comment Chair Vijums closed the public hearing at 8:12 p.m.

**Commissioner Mitchell moved and Commissioner Wicklund seconded a motion to recommend approval of Planning Case 22-011 for Zoning Code Amendments to Chapter 13 in Section 1320.085 - Subd. 3, Section 1320.09 - Subd. 3, Section 1320.10 - Subd. 4 and Section 1325.04 - Subd. 1.B of the Arden Hills City Code to strike language requiring a distance of separation between drive-up businesses and add language for review through a Planned Unit Development as presented in the June 8, 2022 Report to the Planning Commission. The motion carried unanimously (6-0).**