











face the street. Following the discussion, Staff was directed to bring forward the proposed ordinance amendments to the Planning Commission and to hold a public hearing.

**Senior Planner Jagoe** reviewed the proposed Ordinance amendments and provided the Findings of Fact for review:

1. The City of Arden Hills is proposing to amend ordinance language for the design standards in the B-2, General Business Zoning District and B-3, Service Business District.
2. The City of Arden Hills is proposing a front yard setback of 50 feet in the B-2, General Business Zoning District.
3. The proposed ordinance will include amendments to the language of Chapter 13 – Zoning Code of the City Code.
4. Amendments to the Zoning Code regulations require a public hearing prior to action by the City Council.

**Senior Planner Jagoe** stated staff recommends approval of Planning Case 21-024 as presented (or as modified by Planning Commission) for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to amend and strike ordinance language in the B-2, General Business District for the front yard setback as well as requirements to building façade and parking setback standards that includes the B-3, Service Business District as presented in the October 6, 2021 Report to the Planning Commission.

**Senior Planner Jagoe** reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval
2. Recommend Denial
3. Table

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

**Commissioner Jefferys** asked how the Goodwill and Walgreens would look if these requirements had been in place when these buildings were constructed.

**Senior Planner Jagoe** discussed how the front yard setback would change and noted how the building placement would have been impacted.

**Commissioner Weber** stated he believed these were all good changes.

**Chair Vijums** questioned if these changes were made based on other communities making changes, or because the City was making variances in these areas.

**Senior Planner Jagoe** explained she could not answer specifically what was occurring in other communities. She anticipated this may have been part of the research, but noted the City Council held numerous workshops on this topic to address language changes for the B-2 zoning district.

**Chair Vijums** opened the public hearing at 7:11 p.m.

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

There being no additional comment Chair Vijums closed the public hearing at 7:12 p.m.

**Commissioner Zimmerman moved and Commissioner Subramanian seconded a motion to recommend approval of Planning Case 21-024 as presented for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to amend and strike ordinance language in the B-2, General Business District for the front yard setback as well as requirements to building facade and parking setback standards that includes the B-3, Service Business District as presented in the October 6, 2021 Report to the Planning Commission. A roll call vote was taken. The motion carried unanimously (5-0).**

### **UNFINISHED AND NEW BUSINESS**

None.

### **REPORTS**

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

**Councilmember Scott** provided the Commission with an update from the City Council. He reported the State of the City event has been postponed and noted a recorded event would be delivered at some time in the near future. He discussed the actions of the Council at its recent meeting noting both Planning Cases were approved. He commented on the construction that occurred along Lexington Avenue and noted a Chick-Fil-A was being built on the old Perkins site. He noted the newly renovated stadium at Bethel was recently completed. He reported the Council would be reviewing the City's drive-thru requirements given the fact there has been an increase in the number of drive-thru businesses due to COVID. He stated the groundbreaking ceremony for the senior living facility along Pine Tree Drive would occur on Wednesday, October 13. He commented the litigation for TCAAP was now complete.

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

None.

### **ADJOURN**

**Commissioner Zimmerman moved, seconded by Commissioner Subramanian, to adjourn the October 6, 2021, Planning Commission Meeting at 7:22 p.m. A roll call vote was taken. The motion carried unanimously (5-0).**