



**City of Newport  
Planning Commission Minutes  
December 11, 2014**

**1. CALL TO ORDER**

Chairperson Lund called the meeting to order at 6:00 P.M.

**2. ROLL CALL -**

Commissioners present – Dan Lund, Anthony Mahmood, Susan Lindoo, Matt Prestegaard, Kevin Haley

Commissioners absent –

Also present – Deb Hill, City Administrator; Renee Eisenbeisz, Executive Analyst; Sherri Buss, TKDA Planner; Tom Ingemann, Council Liaison

**3. APPROVAL OF PLANNING COMMISSION MINUTES**

**A. Planning Commission Minutes of November 13, 2014**

**Motion by Mahmood, seconded by Haley, to approve the November 13, 2014 as presented. With 5 Ayes, 0 Nays, the motion carried.**

**4. APPOINTMENTS WITH COMMISSION**

**A. Public Hearing – To consider an application from Sicon Motors for Approval of a Conditional Use Permit for Property Located at 2030 Hastings Avenue**

Sherri Buss, TKDA Planner, presented on this item as outlined in the December 11, 2014 Planning Commission Packet. The Planning Commission received the attached written comments prior to the meeting.

**Kevin Haley** - The last thing you said, that it'll be inspected a year after it's established, I'd like to see it be inspected at any time. None of us want to see the junk that we see at other locations.

**Chairperson Lund** - My draft says that it will be inspected as needed. Why do we have the one year term?

**Ms. Buss** - It's a typical timeframe so that they can get the business established. The intent is that we'll inspect it within the first year. This is a standard condition.

**Susan Lindoo** - The letter that we got, I think you addressed practically everything, the one thing that wasn't in there was the snow removal. Where do all of the businesses put snow?

**Admin. Hill** - They have to arrange that because they can't push it out on the street.

**Susan Lindoo** - The other thing that I thought of is in the past when there have been businesses that have caused problems and oftentimes residents don't understand the steps that the City has to go through with complaints. I think it would be good to talk about the steps at a Council meeting or something so citizens have a better understanding of it.

**Admin. Hill** - Usually what happens is they clean them up in that timeframe but then they start doing it again.

**Kevin Haley** - The other thing with us approving the CUP is that it can be taken away if they violate the conditions.

**Susan Lindoo** - I'm not thinking about this one at all, just in general. I think it would be useful to talk about.

**The Public Hearing opened at 6:13 p.m.**

**Bill Sumner, 737 21st Street** - I heard the comment made that they would be selling new and used cars, is that true?

**Riwa, Sicon Motors** - Only used.

**Ms. Buss** - Yes, but this use allows both new and used cars so we include new cars as well in case they decide to start selling new vehicles.

**Chairperson Lund** - Is it normal to require the trash and recycling be in an enclosed structure as opposed to fully screened?

**Ms. Buss** - Yes, that's straight from our ordinance.

**Chairperson Lund** - Is the building set up for it?

**Kevin Haley** - Sort of, they need to do some improvements to it to make it fully enclosed.

**Chairperson Lund** - Oh, ok, I thought they would need to build a shed or put a roof on it.

**Ms. Buss** - No, it just needs to be screened.

**Chairperson Lund** - I don't think we need to limit them to these hours and I don't want them to have to come back if they want to extend their hours.

**Ms. Buss** - It's what they asked for. They can ask for extended hours.

**Riwa, Sicon Motors** - Yes, we would like extended hours until 9:00 p.m.

**Chairperson Lund** - I wouldn't have a problem to extend it until 9:00 p.m. Monday - Saturday.

**Ms. Buss** - We can do 9:00 to 9:00 Monday - Saturday.

**Riwa, Sicon Motors** - Sometimes we might park cars with a flat tire for up to 24 hours, is that a problem?

**Ms. Buss** - No, we don't want to have something that sits there for weeks and months.

**Chairperson Lund** - As long as you're in the business of selling vehicles it's not a problem.

**Ms. Buss** - And you're not doing a lot of repairs.

**Riwa, Sicon Motors** - We're doing repairs at our location in Maplewood.

**Matt Prestegaard** - Will you be doing any fencing?

**Riwa, Sicon Motors** - Not yet.

**Ms. Buss** - These guys aren't required to fence.

**Susan Lindoo** - Do you have alarms with the cars?

**Riwa, Sicon Motors** - Some of the cars come with alarms but we're hoping they won't go off.

**The Public Hearing closed at 6:20p.m.**

**Chairperson Lund** - We need to make changes to item #4 to make it 20th Street and the hours to 9:00 to 9:00.

**Motion by Prestegaard, seconded by Mahmood, to approve Resolution No. P.C. 2014-18 as amended recommending that the City Council approve a conditional use permit for property located at 2030 Hastings Avenue. With 5 Ayes, 0 Nays, the motion carried.**

**B. Public Hearing – To consider amendments to the Zoning Code, Section 1330 and Section 1350**

Sherri Buss, TKDA Planner, presented on this item as outlined in the December 11, 2014 Planning Commission Packet.

**The Public Hearing opened at 6:25 p.m.**

**The Public Hearing closed at 6:26 p.m.**

**Motion by Prestegaard, seconded by Lindoo, to approve Resolution No. P.C. 2014-19 as presented. With 5 Ayes, 0 Nays, the motion carried.**

## **5. COMMISSION AND STAFF REPORTS**

**Executive Analyst Eisenbeisz** - We didn't get any applications for the January meeting and there aren't any zoning amendments for it so we're recommending that we cancel the meeting.

**Ms. Buss** -And part of that is because we might not have new members until February.

**Chairperson Lund** - How many applications have you received?

**Executive Analyst Eisenbeisz** - We've received three so far and it's open until they are filled.

**Admin. Hill** - That would give us time to do some orientation with the new members too.

**Vice-Chair Mahmood** - Sounds good to me.

**Chairperson Lund** - It sounds like the January meeting won't happen.

**Admin. Hill** - On behalf of the City, I'd like to thank Dan Lund for his time as he will be moving to the City Council. I'd also like to thank Susan Lindoo for her 15 years of service to the Planning Commission. We really appreciate your service.

## **6. NEW BUSINESS**

## **7. ANNOUNCEMENTS**

**Chairperson Lund** - There's a City Council meeting next Thursday, December 18.

**8. ADJOURNMENT**

**Motion by Haley, seconded by Mahmood, to adjourn the Planning Commission Meeting at 6:32 p.m. With 5 Ayes, 0 Nays, the motion carried.**

Signed: \_\_\_\_\_  
Dan Lund, Chairperson

Respectfully submitted,

Renee Eisenbeisz  
Executive Analyst

December 8, 2014

City of Newport  
Attn: Planning Commission  
596 7<sup>th</sup> Ave  
Newport, MN 55055

To Whom it May Concern,

We will not be able to attend the December 11<sup>th</sup> meeting that will be discussing the conditional use permit for Sicon Motors but would like you to consider and talk about the following points:

1. We are wondering where the parking of cars will be for both the business and the customers. Our concerns are that there will be cars that may not be considered "in good condition" parked behind or on the side of the building causing the area to become "junky" looking in the back/side. Will there be junk laying around outside of the building and if there is will the city be in contact with Sicon to clean this up? An instance of the lack of watching for this has been junk cars sitting for extended periods of time, sometime months, in car lots around town in view of the public. A good example of this not being taken care of was the car business that was on the corner of Ford and Hastings which was allowed to have broken down vehicles, junked vehicles partially covered by tarps in the lots facing Hastings Ave, garbage sitting outside, mattresses, used tires outside the building and weeds and uncut grasses. Since this was on a main street, just as Sicon will be, why was this property allowed to look like this for a couple of years? Our hope is that this will not happen again and ask that Sicon be aware of the need to keep their property looking nice.
2. Where will the snow removal of the lot be taken to? Will it be up in the back of the building and if so this would cause the alleyway to be closed and potential water to run into adjoining lots after the spring thaw. If it is to be taken to the empty lot on 20<sup>th</sup> street how will this be done? Will the snow be moved onto the street and then onto the lot or through the alleyway? We have tried keeping the alleyway mowed, clean and looking nice during our years we have lived here. During this time we have had people drive down leaving ruts, oil, hitting our fence, etc. and so we are concerned about the snow removal process and where this will be put.
3. Where will Sicon be storing items other than cars? In their building? We hope this is the case and that they will not be doing so behind or next to the business. There are already items stored in the alleyway that make it look unpleasant and hardly ever moved.
4. How the lighting for the building and surrounding area will be lit. Hopefully this lighting does not come into our yard. We have a problem right now with an adjoining property shining their outside light from their building into our yard and it also shines into two other properties across the street from ours.
5. If there will be outside speakers on the building will the location of these be in the front and street facing side and not in the back of the building so that not to disrupt the neighborhood?
6. Please address with Sicon that the alley way that runs between the businesses and along the adjoining people's properties is not abandoned so they know that these alleyways should be kept open for utilities, fire, etc if they would need to get down them.

It is not our intention that the permit is given or not given but to make sure that Sicon knows and abides by the rules that the commission and city have so that the neighborhood and surrounding area becomes a better place. Newport needs consider how our city is being portrayed with all its businesses (not just Sicon) so that people see it as a nice small town to live and do business, especially along main routes where we are the most visible.

Thank you,

Tim & Bonnie Hugley  
748 21<sup>st</sup> Street  
Newport, MN 55055