Planning Commission Agenda
June 6th, 2022 | 7:00 p.m.
City Hall, Council Chambers

Please note: The June 6th, 2022 Planning Commission meeting is taking place in person at City Hall as well as virtually due to COVID-19. Members of the public may join the meeting using a PC, Mac, iPad, iPhone, or Android device. Members of the public can access the meeting online at woodburymn.gov/virtualmeetings. Public comments will be accepted during the meeting by using the link to the virtual meeting to join the meeting and then submit your question via the online Q&A feature within the meeting. Questions regarding this meeting will be taken between the hours of 8:00 a.m. to 4:30 p.m. via email planning@woodburymn.gov or by calling 651-714-3533 and leaving a voicemail message.

1. Call to Order
2. Public Input Sign-up Sheet
3. Roll Call
4. Discussion Items
   A: Gateway Office Building, Site and Building Plan, Project No. 05-2022-00490
   Carlsen & Franks Architects has submitted an application for Site and Building Plan approval to construct a medical office building within the Tamarack Hills development. The property is located at the northwest corner of Tamarack Road and Bielenberg Drive and is zoned GW, Gateway District. The property is guided as Gateway on the Land Use Plan.
6. Approval of Minutes – May 16th, 2022
7. Adjourn

The City of Woodbury is subject to Title II of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability by public entities. The City is committed to full implementation of the Act to our services, programs and activities. Information regarding the provisions of the Americans with Disabilities Act is available from the City Administrator’s office at 651-714-3523. Auxiliary aids for disabled persons are available upon request at least 72 hours in advance of an event. Please call the ADA Coordinator at 651-714-3523 (TDD 651-714-3568) to make arrangements.
PROPOSAL

Carlsen & Franks Architects, on behalf of St. Paul Development Corp., has submitted an application for Site and Building Plan approval to construct a medical office building within the Tamarack Hills development. The property is located at the northwest corner of Tamarack Road and Bielenberg Drive and is zoned GW, Gateway District. The property is guided as Gateway on the Land Use Plan.

BACKGROUND

At their November 29, 2006, meeting City Council approved the Tamarack Hills II Planned Unit Development, Conditional Use Permit and Preliminary Plat. During the Planned Unit Development (PUD) process the Applicant received approval for the general site design, building locations, building heights, parking, drive aisles, entrance locations, pedestrian connections, storm water facilities, green space, tree impacts and lighting. The approved PUD permitted 10 buildings on 32.1 acres totaling 288,122 square feet.

PLANNING CONSIDERATIONS

Use—The Applicant is proposing to construct a multi-tenant medical office building measuring approximately 11,500 square feet.
Site Plan & Access – Access points to this site were established with the Tamarack Hills II PUD. The primary access to the site is at the signalized intersection off of Bielenberg Drive, north of La Quinta Hotel. Vehicular access is provided via internal private driveways as shown in the graphic below. These access points and driveways required a cross easement and access agreements to be filed for the development.

Parking – Parking for the development was reviewed and approved as part of the Planned Unit Development approval. Office uses require one (1) stall per 215 square feet of floor area or 53 parking stalls. The Applicant is proposing to install 79 stalls. As a whole, the Tamarack Hills II project is parked in accordance with ordinance requirements with cross easement agreements necessary to allow for the shared parking, as demonstrated by this graphic. The full size graphic is attached.
Architecture – The PUD identified that all the buildings are designed using four-sided architecture with over 65 percent Class I materials. Furthermore, the applicant shall be required to have architectural consistency throughout the entire project by using complementary architectural features and materials on all buildings whether the function is retail, office or hotel. The Applicant is proposing to construct this building of 76.2 percent Class I materials with Copper Shingles and glass being the main Class 1 material. Prior to the issuance of a building permit, staff shall review and approve the EIFs, brick and stone colors to complement the existing buildings within the PUD.

Stormwater Management – Initial stormwater management has been reviewed and approved with previous applications. Site stormwater moves through two (2) storm water ponds and two infiltration basins located on the western part of the site. The Applicant is also proposing to construct an iron-enhanced filtration basin to meet stormwater requirements.

Landscaping – The ordinance requires all commercial projects to install 25 percent canopy coverage. To meet this requirement, the Applicant is proposing to install 47 trees. The other landscape enhancements proposed are 125 shrubs and 92 perennials, along the building and in parking median areas similar to what other projects within the development have done. Prior to the issuance of a land disturbance permit, staff shall review and approve the final landscape plan and canopy coverage requirements.
RECOMMENDATION

Staff recommends approval of the Gateway Office Site and Building Plan, Project No. 05-2022-00490, subject to the following conditions:

1. All conditions of the original PUD and Preliminary Plat for Tamarack Hills II shall remain in full force and effect.
2. Any future trash enclosures shall utilize wooden gates and shall be constructed on three sides using the same materials and patterns used on the building. The location shall be approved by the Planning Division.
3. All freestanding light fixtures shall not exceed twenty-five (25) feet in height measured from grade to the top of the fixture. The fixtures shall be shoebox style, sodium vapor, downward directed with flush lenses. Other than wash and decorative entry lighting, attached lighting shall be shoebox style, sodium vapor, downward directed with a flush lens.
4. 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. Once transformer or generator locations are known, a landscape plan with screening plants identified shall be reviewed and approved by staff.
5. No exterior storage shall be permitted.
6. All materials and architectural elements used throughout the PUD shall be of consistent color and style. Staff shall approve final copper, brick, stone and EIFs materials in writing.
7. Prior to the issuance of a building permit, the Applicant shall submit a materials board. The materials shall be reviewed and approved by Planning staff.
8. Prior to the application of building materials, the Applicant shall construct sample material mock-ups on site for all of the buildings.
9. Prior to the issuance of a building permit, staff shall review and approve the final utility and stormwater designs.
10. 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. It is recommended that the Applicant document the existing condition of all on-site utilities prior to the commencement of any site activities.

11. Erosion control around the entire construction site shall be required and maintained by the Applicant during construction to ensure that sediment and stormwater does not leave the project site.

12. The Applicant shall be financially responsible for 100% of all storm sewer, sanitary sewer and water main area and connection charges applicable to the property.

13. Prior to the issuance of a land disturbance permit, the Applicant shall submit an operation and maintenance plan for the long-term care of all on-site storm sewers, sanitary sewer, watermain and roadway systems and components to the City for review and approval. The Applicant or future property owner shall be responsible to carry out these operation and maintenance activities and to submit the appropriate documentation to the City as specified.

14. All sanitary sewer, watermain and storm sewer facilities installed to accommodate the site are private and shall be the Applicant’s responsibility for the design, installation, maintenance, repair, replacements, operation, protection, etc.

15. The Applicant shall receive a land disturbance permit from the City’s Engineering Division prior to the commencement of any site activities.

16. The Applicant shall obtain any other permits necessary from other agencies, MPCA, Ramsey Washington Metro Watershed District, etc. prior to the start of any site activities.

17. Prior to the release of the building permit, a landscape financial security shall be submitted in the amount as required by ordinance.

18. Prior to the issuance of a building permit, the Applicant shall provide a recorded cross parking and access easement.

19. Prior to the issuance of a building permit, the Applicant shall receive written approval from the Engineering Division approving the existing pavement condition and authorizing its future use onsite.

20. Prior to the issuance of a building permit, the Applicant shall submit an irrigation plan meeting the following design requirements:
   - System must be designed by a certified irrigation contractor.
   - The system, including pumps, controllers, connections and irrigation line placement must be submitted for review and approval, in writing, by City staff.
   - Private irrigation wells as a back-up irrigation source are not permitted.
   - Irrigation heads shall be placed a minimum six (6) inches from back of curb, trail, sidewalk, or other hard surface.
   - EPA WaterSense approved smart controllers shall be used. The controller shall be approved by Engineering staff in writing.
   - MP rotator heads or equivalent shall be used throughout.

ATTACHMENTS
1. Location Map
2. 11 x 17s
3. Parking Study
4. Colored Elevation
<table>
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<tr>
<th>Location</th>
<th>Rooms/Seats</th>
<th>Employees</th>
<th>Parking Required</th>
<th>Parking Installed</th>
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<td>La Quinta</td>
<td>108 rooms</td>
<td>+8 employees</td>
<td>117 stalls</td>
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<td>The Reserve</td>
<td>11,500 sq ft</td>
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<td>The Tavern</td>
<td>220 seats</td>
<td>+20 employees</td>
<td>130 stalls</td>
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<td>The Sheraton</td>
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<td>+15 employees</td>
<td>165 stalls</td>
<td>233 stalls</td>
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<td>Gateway Office</td>
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<td>53 stalls</td>
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<td>MSP Commercial Lot</td>
<td>30,980 sq ft</td>
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<table>
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<tr>
<th>Total</th>
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<tr>
<td></td>
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CITY OF WOODBURY
PLANNING COMMISSION MINUTES
May 16th, 2022

Pursuant to due call and notice thereof, a regular meeting was held at Woodbury City Hall, 8301 Valley Creek Road on the Monday the 16th of May, 2022.

CALL TO ORDER
Chair Shannon Olsen called the meeting to order at 7:00 p.m.

ROLL CALL

Upon roll call the following members were present: Shannon Olsen, John Jarrett, Stephanie Haacke, Avin Kallenbach, Sathyamohan Gavvagi, Dave Hoelzel, and Ryan Christenson.

Absent member: Sahithi Polavarapu.

Council Liaison Present: Steve Morris
Staff Present: Eric Searles, Assistant Community Development Director/ City Planner; Planner and Dan Krumwiede, Planner I

DEVELOPMENT ITEMS

ITEM 1: Royal Gateway, Planned Unit Development, Conditional Use Permit, Preliminary Plat, and Site and Building Plan Project No. 01-2022-00491.

Eric Searles, Assistant Community Development Director/City Planner, stated Greystar Development Central, LLC has submitted an application for Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan for two (2) warehouse/light industrial buildings to be called Royal Gateway. He stated the two (2) buildings are proposed to be approximately 435,000 square feet combined and the property is located ¼ mile west of Manning Avenue and north of Hudson Road. He said the property is zoned BCD, Business Campus District and is guided as Places to Work on the Land Use Plan.

Mr. Searles said the proposed development is a speculative warehouse and light industrial commercial development which would provide business locations and supportive dock needs for 4-8 tenants. He said a speculative development is constructed without known tenants but instead design decisions are based on assumptions of future tenant mixes. He gave details of the anticipated breakdown of the proposed 435,050 square foot building.

Mr. Searles said the northeast area is over 400 acres of contiguous, mostly undeveloped land located along the I-94 corridor. In 2009, the City adopted the AUAR as the appropriate planning document for evaluating the cumulative environmental impacts of development within the area. He stated the AUAR was updated in both 2014 and 2019. He said the AUAR included multiple traffic studies which identified the needed traffic mitigation necessary to accommodate the additional vehicle trips generated by this and surrounding development.

Mr. Searles said the proposed Preliminary Plat creates one (1) lot of record measuring 26.93 acres.

Mr. Searles also spoke about park dedication, planned unit development (PUD) and general standards for PUD approval. He stated the City may approve the PUD development only if it finds that the development satisfies all of the following standards, found in City Code Sec. 24-206. He said that the PUD is implemented through a Conditional Use Permit (CUP); findings for the CUP are provided in the draft resolution.

Mr. Searles gave information about obtaining a Conditional Use Permit and said a Conditional Use Permit shall be required for all planned unit developments. City Code Section 24-43 outlines the guidelines for granting a Conditional Use Permit.
Mr. Searles also discussed pedestrian movements, parking, access points, truck and loading screening, architecture, and stormwater management.

Mr. Searles said staff recommends approval of the Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 01-2022-00491, for Royal Gateway subject to the following conditions outlined in the Staff Report.

Chair Shannon Olsen asked if the Applicant would like to add anything additional at this time. Ned Dodington with Greystar International LLC thanked the Commission and said he was available for any questions. Chair Olsen then opened the discussion to the Commission.

Commissioner Stephanie Haacke asked about traffic in the area being it is across from the future new buildings and asked what traffic studies have been done for this project. Mr. Searles responded saying the northeast area has had significant traffic studies done and went over the details for the multiple traffic studies that occurred regarding peak times. He spoke about what the traffic study identified and discussed adding traffic signals and interconnectivity between each of the uses at the locations.

Ms. Haacke asked what was used to benchmark the traffic studies. Mr. Searles said there is a traffic consultant that uses data and the Institute of Transportation Engineers (ITE) manual used from a traffic engineering standpoint.

Ms. Haacke asked if there is anything that will prevent a driver exiting on Manning and crossing or going to Woodbury Drive. Mr. Searles said much of the traffic will be coming off the interstate as a free right movement, which was studied. He discussed the details on the movement in that area.

Ms. Haacke asked about signage that will indicate access point A so drivers know to go into that access point. Mr. Searles stated the drivers will see the parking spaces that are occurring and most of the delivery uses are returned trips and don’t anticipate access point B being utilized during those peak times.

Ms. Haacke asked about the Class I and Class 2 materials and asked if the other projects being built are using the same materials. Mr. Searles said that they are using the same materials for the two (2) newly approved projects that are building in that area.

Ms. Haacke asked about the images provided showing the landscaping and asked if this was the proper details of what the landscaping will be at this location. Mr. Searles said that the image was showing the planting more at the ten to fifteen year maturity. Ms. Haacke asked about where the trucks come in and out of the site regarding safety and the mature trees preventing viewpoints when entering or exiting the location. Mr. Searles said the city has standards regarding clear view triangles and said that will be something that the City will correct if it is to happen in the future.

Commissioner Sathyamohan Gavvagi asked if this is land owned by Greystar or is it leased. Mr. Searles responded saying city staff has understanding that Greystar Development Central LLC has the property under contract from Dale properties and plans to acquire the property but will lease space to the businesses on a five (5) to ten year time period.

Mr. Gavvagi asked if there are specific percentages for industrial buildings in the 2040 Comprehensive Plan. Mr. Searles gave details on the 2040 Comprehensive Plan and advised they looked at the existing commercial stock and details regarding the areas identified and details regarding the benefits.
Commissioner John Jarrett asked to clarify the area on the frontage road along I-94 and where it will be connecting. Mr. Searles said the goal is to connect to the parcel on the east and gave details on how it will run parallel to the ramp exit and future challenges for the development patterns regarding the traffic studies conducted in the area.

Mr. Jarrett asked if the Amazon site had a second lot and asked if that was the lot being development as part of the Urban Reserve location. Mr. Searles showed the Amazon location and said it is not being in the location identified.

Mr. Jarrett asked about the water runoff and asked if it overflows in the filtration basin and asked if that would be green and wouldn’t hold water. Mr. Searles said infiltration basins are designed to be dry within 48 hours of a rain event. Mr. Jarrett asked if the pond could potentially hold water. Mr. Searles said that yes, it could.

Mr. Jarrett asked if the developer has given any consideration to any outdoor green space, patios or anything such as that. The Applicant, Mr. Dodington said that they have not looked into that, but it is definitely something that he can look into to balance the parking and landscaping for the tenants.

Mr. Jarrett asked about any consideration for bike racks, turnarounds for shuttles or anything regarding those things. Mr. Dodington said that has not been acknowledged yet, but that all seems like a great idea to have at the site.

Mr. Jarrett asked about the drainage into the ponds and asked if there is a rain guard or curb cut for the water to drain into. Mr. Searles said that is correct.

Commissioner Hoelzel asked about the run off from the trucks and wondered if there is an industrial filtering and cleaning for it when it goes into the areas that Mr. Jarrett spoke about. Mr. Searles said as part of our building permit process the city’s inspection process will evaluate the system designs for skimmers and removal of pollutants.

Mr. Hoelzel asked what the storage would be used for. Mr. Dodington said it is unknown at this point although he is aware that there will be around five to seven tenants.

Mr. Hoelzel asked who will be running the day to day operations of the building. Mr. Dodington said Greystar will not be operating the location but there will be a management company.

Mr. Hoelzel asked how much time a driver would be there. Mr. Dodington said not knowing the tenants, he is unable to answer.

Mr. Hoelzel asked about the Northeast Area and if there are consequences for the existing trailer storage being at this location coming into Woodbury from Afton. Mr. Searles said the city has not had any discussion with Afton but is not aware of any issues for truck traffic or issues.

Mr. Hoelzel asked if the frontage road is privately owned. Mr. Searles said that is correct.

Mr. Hoelzel asked if these buildings would be at grade level, and Mr. Searles concurred.

Mr. Hoelzel asked if we should further define storage in this area. Mr. Searles said the city code does provide additional direction for city staff to enforce if there is a business use but trucks would not be considered as additional storage.
Mr. Hoelzel asked about the billboard and said he didn’t get to see it when he visited and wanted to make sure the billboards were demolished and couldn’t be redone. Mr. Searles said that was correct.

Mr. Hoelzel asked about the emergency facilities and asked if the location to the nearest emergency care facilities has been considered with these large additions. Mr. Searles said from a fire standpoint, there is a significant building code related items for this area. He advised about the discussions the city had with Public Safety.

Mr. Hoelzel said this type of use could increase for the need of diesel fuel. Mr. Searles said as the development patterns of this area you could see a demand for that. Mr. Searles said the city has not been approached regarding this.

Commissioner Ryan Christenson asked if the elevation of I-94 was something known by the city and if it would be lower than the elevation on I-94. Mr. Searles said I-94 would be lower.

Mr. Christenson asked if the plan is to compliment Project Belle or if there has been any discussion on how that will tie together. Mr. Searles gave details on the goal of creating the northeast area being a business park and similar materials complimenting with each other. He gave details on precast material being more flexible for future options.

Mr. Christenson asked if when an industrial application comes in, if it drives the Planners to finding a perfect location for that type of service in the city. Mr. Dodington said they trust in the research and the neighboring businesses such as Project Belle being a neighbor to it.

Chair Shannon Olsen asked what the location is zoned and if future developments were known to be implemented in the area. Mr. Searles said he doesn’t know the zoning in Afton for those properties but said his understanding is that it is a low density use.

Chair Olsen asked about the evergreen trees and if more could be sprinkled into the area.

Chair Olsen asked about item number three (3) in the PUD General Standards showing there is no natural resources identified from the city for preservation, creation or recreation and asked if the wetland identified in the southeast corner and asked if that needed to be added under number three. Mr. Searles said that the city certainly could revise that for Council showing that the area is being preserved as a wetland.

Chair Olsen asked about the wetland delineation and that it is expiring within a month and asked if it was a three (3) year delineation. Mr. Searles said it is a three (3) year delineation if there hasn’t been a technical evaluation panel discussed.

Chair Olsen asked if there is any reason to think that the city needs to update that delineation. Mr. Searles said the watershed would fully review any impacts to the wetland and the city is not the jurisdiction for the approval process.

Chair Olsen asked when the signal at entrance A would be installed. Mr. Searles stated that would be installed with the Hudson Road improvements.

Ms. Haacke asked if there is trailer parking not located at the loading dock depending on what goes into the new location. Mr. Searles said they would not be allowed to be used for storage of trailers and is more of a docking area instead of a storage area.
Mr. Jarrett asked if the Project Belle project included increasing the water capacity and providing new water mains. Mr. Searles said that was correct and is good to note from a fire prevention standpoint.

Mr. Gavvagi asked about the air pollution and if there is any sustainability regarding that. Mr. Dodington said there isn’t anything being considered for this space but is something they are very interested in and have hired a consultant regarding future establishments.

Mr. Gavvagi asked about the code for hours of operation for trucks. Mr. Searles said City Code does not identify hours of operation for commercial uses.

MOTION: Avin Kallenbach moved to approve Royal Gateway, Planned Unit Development, Conditional Use Permit, Preliminary Plat, and Site and Building Plan Project No. 01-2022-00491 subject to the conditions as outlined in the Staff Report and conditions for bike racks, break space opportunities, additional evergreen trees and the existing wetland will be preserved to number three and no parking outside of what is defined in the plans.

SECOND: Stephanie Haacke
All in Favor: All voting present
Against: none
Absent: none

ITEM 2: I-94 East Logistics Center, Conditional Use Permit, Preliminary Plat, and Site and Building Plan Project No. 01-2022-00486.

Eric Searles, Assistant Community Development Director/ City Planner, stated NAI Legacy has submitted an application for a Conditional Use Permit, Preliminary Plat and Site and Building Plan for distribution center to be called I-94 East Logistics Center. He said that the distribution center is proposed to be an approximately 475,000 square foot building and the property is located approximately ¼ mile east of Settlers Ridge Parkway and south of Hudson Road. He also gave information on the zoning and said the property is zoned BCD, Business Campus District and is guided as Places to Work on the Land Use Plan.

Mr. Searles stated that the proposed development is a speculative warehouse/distribution use which would provide supportive dock and trailer parking needs for 1-3 tenants within a 36 foot clear height warehouse space. He said that limited supportive office uses are also contemplated but are anticipated to be accessory to the warehouse use. He also said a speculative development is constructed without known tenants but instead design decisions are based on assumptions of future tenant mixes. He gave specifics on the anticipated breakdown of the building.

Mr. Searles stated the northeast area is over 400 acres of contagious, mostly undeveloped land located along the I-94 corridor. He said in 2009, the City adopted the AUAR as the appropriate planning document for evaluating the cumulative environmental impacts of development within the area. The AUAR was updated in both 2014 and 2019. He said the AUAR included multiple traffic studies which identified the needed traffic mitigation necessary to accommodate the additional vehicle trips generated by development.

Mr. Searles said the proposed Preliminary Plat creates one (1) lot and one (1) future development outlot.

Mr. Searles said that in 2010, following the adoption of the AUAR, the City entered into a Pre-Development Agreement with Dale Properties. He gave information on what the agreement identified and that the agreement also preserved a 13.57 acre parcel for tree preservation and wetland protection in the southwest corner of the northeast area adjacent to the multi-family area to the south of Hudson Road.
Mr. Searles said due to the previous transaction, the parkland dedication requirement for this application has been met.

Mr. Searles said a Conditional Use Permit shall be required for distribution centers greater than 100,000 square feet in floor area. City Code Section 24-43 outlines the guidelines for granting a Conditional Use Permit. He also discussed pedestrian movements, access points, architecture, truck loading and screening, parking and stormwater management.

Mr. Searles stated that staff recommends approval of the Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 01-2022-00486, for I-94 East Logistics Center subject to the following conditions outlined in the staff report.

Chair Olsen asked if the applicant would like to add anything additional at this time. The Applicant declined. Chair Olsen then opened it up to the Commission for questions.

Commissioner Hoelzel asked what the screening was going to look like from the trails around the project. Mr. Searles said the trails don’t enter into the site and that area wouldn’t be activated but the park area preservation of the oak trees are going to be preserved in that location and not where public trails were constructed.

Mr. Hoelzel asked if the bays were dug down or if they were at grade level. Mr. Searles said there is a grade change to support the dock area.

Mr. Jarrett said he didn’t see any dumpster corals or trash location. He asked if there would be adequate screening around the truck bays in order for dumpsters to be allowed by the docks. Mr. Searles said the Applicant had not identified the need for an outdoor trash space as the indoor trash was to be used. Mr. Searles said if it does change in the future they are required by city code that they are constructed of the same materials and would be approved by staff.

Mr. Jarrett asked if there would be bike racks or outdoor patio space considered at this location. Mr. Searles said he recommended that a condition be added that prior to the issuance of a building permit the applicant shall design a common outdoor space for shared use and bike racks on site.

Commissioner Kallenbach asked if if there was a plan in place for how long the trucks could idle in regards to pollution and fumes and exhaust. Mr. Searles gave information on a prior project that did include an idling policy that didn't allow vehicles to idle. He said that could be something that is part of the future building permit to have an idling policy in place. Ms. Kallenbach said her concern was due to the park being located near.

Commissioner Gavvagi asked for the entire size of the property. Mr. Searles said just under 476,000 square feet. Mr. Gavvagi asked if there was any additional space where they can have a barbeque. Mr. Searles said that was a few locations in the site plan that could accommodate that.

Mr. Gavvagi asked if this would be a leased space. Craig Patterson with NAI Legacy asked to clarify his question and Mr. Gavvagi asked if he was the land owner. Mr. Patterson said they are under contract just as the previous project was.

Mr. Gavvagi asked about the contract term. Mr. Patterson said it can be five (5) to ten years.

Mr. Gavvagi asked how many tenants there would be. Mr. Patterson said they are flexible and plan for one tenant or several.
Mr. Gavvagi asked if solar panels were something looked into for energy efficiency. Mr. Patterson said they discussed this and gave information on prior projects and said they decided that they would leave that up to what the tenant wants.

Mr. Gavvagi asked what the market would be for this type of use. Mr. Patterson said the demographics of the area and access to the highway was something that couldn’t be beat.

Commissioner Haacke asked if the entrance access point B would be shared with Project Belle. Mr. Searles said there are turn lanes that direct them into the sites.

Chair Olsen asked if the landscaping plan had proof of parking which was much appreciated so that some areas are saved for green space. She asked if those would be sod or would there be some sort of landscaping done in these areas. Mr. Searles said once they know the duration of the tenant to avoid something being removed with tenant turnover.

Chair Olsen asked about the wetland and asked about the staff recommendations on the offset for the wetland. Mr. Searles said it would be a requirement to go through the full watershed process.

Chair Olsen asked about the grading of the ponding area and asked if it is set for the water flow to go on either side of the wetland. Mr. Searles said that was correct.

Chair Olsen asked if the purpose of the wetland sign was due to the location being close to the stormwater ponds. Mr. Searles stated those are best practices for projects that have a wetland buffer.

MOTION: Ryan Christenson moved to approve I-94 East Logistics Center, Conditional Use Permit, Preliminary Plat, and Site and Building Plan Project No. 01-2022-00486 subject to the conditions outlined in the Staff Report and the condition be added that prior to the issuance of a building permit the applicant shall design a common outdoor space for shared use and bike racks on site.
SECOND: John Jarrett
All in Favor: All voting present
Against: none
Absent: none

COUNCIL REPORT

Councilmember Steve Morris provided an update of Council activities and meeting which was held on May 11th, 2022 and the new resident welcoming event. For further information about the Council meeting, refer to the minutes.

APPROVAL OF MINUTES

MOTION: David Hoelzel moved to approve the minutes of the Planning Commission held on May 2nd, 2022 meeting with a proposed modification.
SECOND: John Jarrett
All in Favor: All voting members present
Against: None
Absent: None

ADJOURNMENT
The meeting adjourned at 8:33 p.m.