



CITY OF GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 13, 2020

The Planning Commission met for a Regular Meeting on Thursday, August 13, 2020 at 6:30 p.m. via Zoom Webinar.

REGULAR MEETING

ROLL CALL

Present were Chairperson May, Commissioners Steenburg, Kaledas and Metivier. Commissioner Turnbull was absent & excused Commissioners Hunt and Walls were absent. Also present were City Clerk Miller, McKenna Consultant Ortega, and Minutes Clerk Smith.

❖ Item #20-08-031: Approval of Agenda

RESOLVED: Moved by Steenburg; Supported by Kaledas: Motion To approve the meeting agenda as presented.

AYES: Unanimous
ABSENT: Turnbull, Hunt, Walls

Motion Carried

❖ Item #20-08-032: Approval of Minutes

RESOLVED: Moved by Kaledas; Supported by Metivier To approve the Regular Meeting Minutes of July 9, 2020 as presented.

AYES: Unanimous
ABSENT: Turnbull, Hunt, Walls

Motion Carried

PUBLIC COMMENT

The chair announced it was time for public comments for items not on the agenda.

- There were no public comments.

BUSINESS ITEMS

- **Request for Special Land Use recommendations and Site Plan approval to establish a group daycare home at 30158 Hennepin Street in the R-1, One Family Residential zoning district .**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna letter dated August 4, 2020. Commission as a whole discussed issues with pool on proposed site, fire safety requirements, parking, and drop-off/pick-up times during hours of operation. Applicant gave information regarding commissioner questions regarding site.

Meeting was recessed at 7:15pm due to Commissioner Metivier losing connection to meeting. Meeting resumed at 7:20 pm upon Commissioner Metivier regaining connection.

The public hearing for special land use to establish a group daycare home at 30158 Hennepin Street was called to order at 7:22 pm by Chairperson May.

- Melanie Nunez, spoke in favor of proposed group daycare center
- Sheri Frost, spoke in favor of proposed group daycare center
- Austin Feldman, spoke in favor of proposed daycare center
- Monica Gamet, spoke in favor of proposed daycare center
- Amanda Post, spoke in favor of proposed daycare center
- Amy Gray, spoke in favor of proposed daycare center
- Lore Walkonis, spoke in opposition of proposed daycare center
- Erik Hinkle, spoke in favor of opposition of proposed daycare center

Presentation of written communications received prior to public hearing

Minutes Clerk Smith submitted the following communications received by Planning Office

- D. Marlow, letter submitted opposing proposed land use request
- Packet of 20 letters of recommendation/references in support of proposed daycare center
- Petition with 35 signatures in opposition to proposed daycare center

Hearing no further public comment, the Public Hearing was closed at 8:01 p.m.

❖ Item #20-08-033:

RESOLVED: Moved by Kaledas; Supported by Steenburg To recommend City Council approval of request for special land use to establish a group daycare home at 30158 Hennepin Street in the R-1, One Family Residential zoning district with condition that applicant meet the standards set forth in items a-c McKenna special land use review letter dated August 4, 2020 stating a) submittal of an approved state license prior to opening the group daycare home; b) submittal of a revised site plan that clearly illustrates and identifies a 5,000 sq. foot outdoor play area in the rear yard; c) submittal of a signed operation plan outlining a drop off/pickup schedule that will not cause stacking on street as well as the removal of pool, spa, and trampoline prior to opening.

AYES: Unanimous
ABSENT: Turnbull, Hunt, Walls

Motion Carried

❖ Item #20-08-034:

RESOLVED: Moved by Steenburg; Supported by Kaledas To approve request for site plan approval to establish a group daycare home at 30158 Hennepin Street in the R-1, One Family Residential zoning district with condition that applicant meet the standards set forth in items 1-4 in McKenna site plan review letter dated August 4, 2020 stating 1) applicant receives special land use approval including meeting all conditions and subsequent to consideration by City Council; 2) submittal of an operating plan as outlined in the special land use and site plan discussion that meets the satisfaction of the Planning Commission; 3) Submittal of a revised site plan that addresses any landscape improvements requested by Planning Commission and shows boundaries of 5000 sq. foot play area; 4) Note that any changes to the operation plan shall require Planning Commission review and approval and the installation of any lighting shall require submittal of a revised site plan for administrative review as well as any lighting on site be directed downward and shielded with no fixtures visible from adjoining property and vehicles of residence be parked in garage or to rear of house.

AYES: Unanimous
ABSENT: Turnbull, Hunt, Walls

Motion Carried

OTHER BUSINESS/DISCUSSION

- **Discussion of revised amendment language regarding medical marijuana caregiver grow operations and other potential ordinance amendments**

DISCUSSION: McKenna consultant Ortega gave overview of McKenna memo dated August 5, 2020 outlining summary of potential zoning ordinance amendments including Medical Marijuana Caregiver Grow Operations, Residential Design Standards, Shared Parking and Accessory Structures.

Discussion of proposed Zoning Ordinance Amendments was tabled at the request of commission with the suggestion that discussion resume at next scheduled Planning Commission meeting.

COMMISSIONERS ' COMMENTS

- None

ADJOURNMENT

Having no further business the Chair adjourned the meeting at 8:51 pm.

Bryan C. Smith
Minutes Clerk