

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

**6:30 PM
August 12, 2021**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Ralph, Miller, Moss, Frye, Popma, Corner, Rash, and O'Brien. VanderMark attended virtually from Ramsey County, St. Paul, MN.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
Tim Johnson, MainStreet Planning Company
Rob Berends, Nederveld
Chuck Spidle, Greenville Mini Storage
John Francis of Portage Industrial LLC

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

Commissioner O'Brien made a motion to approve the regular meeting minutes from the July 22, 2021, meeting as presented. Commissioner Miller supported. Unanimously approved.

Citizen Comments: None

ExParte Communications: None

Old Business: None

Public Hearings:

1. To receive comments regarding a request from Portage Industrial, LLC to amend a Special Land Use Permit which was approved in 2016 for five self-storage buildings. The applicant is requesting an amendment to the 2016 permit in order to construct two more self-storage buildings: a 2200 sq. ft. building and a 1950 sq. ft. building.

The property is located at 6910 S. Greenville Road which is the site of Greenville North Mini-Storage. The general location is between North Lafayette (M-91) and Sage Drive behind the Auto Zone store and north of Fairview Drive.

Rob Berends, from Nederveld Engineers Inc., representing Title applicant presented the revised plans to the Commission. Tim Johnson, MainStreet Planning, presented his report to the commission.

Chairperson Ralph opened the public hearing at 7:00 p.m. After receiving no comments, Chairperson Ralph closed the public hearing at 7:01 p.m.

New Business:

2. To consider approval of the request from Portage Industrial, LLC to amend a Special Land Use Permit which was approved in 2016 for five self-storage buildings. The applicant is requesting an amendment to the 2016 permit in order to construct two more self-storage buildings: a 2200 sq. ft. building and a 1950 sq. ft. building.

The property is located at 6910 S. Greenville Road which is the site of Greenville North Mini-Storage. The general location is between North Lafayette (M-91) and Sage Drive behind the Auto Zone store and north of Fairview Drive.

Commissioner Frye made a motion to approve the request from Portage Industrial LLC to amend the Special Land Use permit, which was granted on October 13, 2016, for a self-storage facility at 6910 S. Greenville Road in order to construct two additional storage buildings, total 8, as the proposed use meets the standards of Section 46.241 for self-storage facilities and the Special Land Use approval standards of Section 46.184 (1) of the Greenville Zoning Ordinance.

Approval is granted subject to the following conditions:

1. Approval is granted based on compliance with the site plan dated 06-29-21 prepared by Nederveld and as amended by the planning commission.
2. Additional Arbor Vitae bushes shall be provided along the north lot line and the west end of building six adjacent to the residential property in Eureka Township on Parcel 008-104-038 to provide better screening for the existing house. This landscaping shall be illustrated on the site plan.
3. The dead-end access lanes shall not be widened but a T turnaround (or hammerhead cul-de-sac) shall be provided at the end of these lanes to allow for easier vehicle turn-arounds. The design shall be subject to the approval of the City Zoning Administrator.
4. The conditions of the October 13, 2016, Special Land Use approval remain in effect.
5. The revised site plan shall be provided to the Zoning Administrator before a building permit is issued.

6. Three copies of the revised plan shall be signed by the Chair of the Planning Commission in accordance with Section 46.41 (d) of the Zoning Ordinance. The applicant shall also provide a digital copy of the final site plan to the Zoning Administrator.

Commissioner Corner supported. Unanimously approved by roll call vote.

Reports: Larry Moss reported on the last City Council meeting.

Training: None

Commissioner Moss made a motion to adjourn the meeting at 7:34 p.m.
Commissioner Rash supported. Unanimously approved.

Respectfully submitted,
George Bosanic