

**AGENDA
PUBLIC HEARING
&
REGULAR PLANNING COMMISSION MEETING
September 12, 2017 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER

A. Roll Call: Chairperson Olsson, Commissioners Bautch, O'Neil, Thorson and Vanderbloomer

2. PUBLIC HEARING – The purpose of the Public Hearing is to consider a request to rezone the following properties from an R-2 zone to an R-4 zone, amend the 2030 Comprehensive Plan, and form a Planned Unit Development (PUD) to accommodate a proposed apartment campus:

Legal Description:

Parcel #1: Lot 24 Lexington Park 2nd Addition (Property I.D. #35-31-23-13-0034 – 8925 Syndicate Ave.

And;

Parcel #2: LEXINGTON PARK 2ND ADDITION THE W 150 FT OF LOT 38(SUBJ TO EASE RESERVATIONS & RESTRICTIONS OF RECORD IF A NY) (Property I.D. # 35-31-23-13-0054) – No address assigned.

And;

Parcel #3: LEXINGTON PARK 2ND ADDITION LOT 23 LEXINGTON PARK 2ND ADD (SUBJ TO 5 FT EASE FOR PUB UTIL) (EX E 33 FT THEREOF (Property I.D. #35-31-23-13-0032) -8941 Syndicate Ave. Lexington, 55014.

And;

Parcel #4: LOT 37 LEXINGTON PARK 2ND ADD EX E 131 FT THEREOF SUBJ TO EASE OF REC EX RD- (Property I.D. # 35-31-23-13-0051) - No address assigned.

pg. 1-25

3. ADJOURNMENT PUBLIC HEARING

REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

A. Roll Call: Chairperson Olsson, Commissioners Bautch, O'Neil, Thorson and Vanderbloomer

2. CITIZENS FORUM

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

4. LETTERS AND COMMUNICATION

A. Building Permits for August 2017

pg. 26-29

5. APPROVAL OF PLANNING COMMISSION MINUTES

A. August 15, 2017

pg. 30-31

6. DISCUSSION ITEM:

A. Approve recommendation to rezone parcels (P.I.D. Nos. 35-31-23-13-0034; 35-31-23-13-0051) from R-2 zone to R-4 zone subject to the future combination of project parcels and vacation of adjoining portion of DuWayne Avenue.. pg. 32-33

B. Approve recommendation authorizing Planned Unit Development for parcels (P.I.D. Nos. 35-31-23-13-0032; 35-31-23-13-0034; 35-31-23-13-0051; 35-31-23-13-0054) subject to Conditional Use Permit, the future combination of project parcels, and vacation of adjoining portion of DuWayne Avenue. pg. 34-37

7. NOTE COUNCIL MINUTES:

A. August 3, 2017

pg. 38-40

B. August 17, 2017

pg. 41-43

8. PLANNING COMMISSION INPUT

9. ADJOURNMENT

City of Lexington

9180 LEXINGTON AVENUE • LEXINGTON, MINNESOTA 55014 • (763) 784-2792 • FAX (763) 785-8951

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: SEE ATTACHED

Legal Description of Property: SEE ATTACHED

Owner:

Name: SEE ATTACHED Phone: 612-378-2413

Address: 1112 6TH ST. SE

City: MINNEAPOLIS State: MN Zip: 55414

Applicant (If Other than Owner):

Name: KEN PIPER Phone: 612-998-8100

Address: 118 E. 26TH ST. STE. 300

City: MINNEAPOLIS State: MN Zip: 55404

Type of Request: ☐ Variance ☐ Conditional Use Permit ☒ Rezoning ☐ Site Plan
☐ Minor Subdivision ☐ Major Subdivision ☒ Other

Description of Request: REZONE LOTS TO R-4

Reason for Request: LOTS AS LISTED (SEE ATTACHED) INCLUDED IN A PUB
UNDER CONSIDERATION

Present Zoning Classification: R-2 and R-4 (SEE ATTACHED)

Existing Use of Property: SEE ATTACHED

Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? NOT TO MY KNOWLEDGE When? _____

DISCLAIMER

The fee charged for rezoning, variance, appeal or conditional use permit is nonrefundable. Upon signing below the applicant is acknowledging they have read and understand this.

Signature of Applicant

8-25-2017

Date

PROPERTY #1

Property ID	35-31-23-13-0032
Situs Address	8941 SYNDICATE AVE , LEXINGTON, MN 55014-0000
Property Description	LEXINGTON PARK 2ND ADDITION LOT 23 LEXINGTON PARK 2ND ADD(SUBJ TO 5 FT EASE FOR PUB UTIL) (EX E 33 FT THEREOF)
Owner	89 LEXINGTON LAKES LLC
Zoning	R-4
Existing Use	Residential

PROPERTY #2

Property ID	35-31-23-13-0034
Situs Address	8925 SYNDICATE AVE , LEXINGTON, MN 55014-0000
Property Description	LOT 24 LEXINGTON PARK 2ND ADDITION
Owner	ROMANS 8 LLC
Zoning	R-2
Existing Use	Residential

PROPERTY #3

Property ID	35-31-23-13-0051
Situs Address	UNASSIGNED SITUS , LEXINGTON, MN 00000-0000
Property Description	LOT 37 LEXINGTON PARK 2ND ADD EX E 131 FT THEREOF SUBJ TO EASE OF REC EX RD
Owner	89 LEXINGTON LAKES LLC
Zoning	R-2
Existing Use	Vacant

PROPERTY #4

Property ID	35-31-23-13-0054
Situs Address	UNASSIGNED SITUS , LEXINGTON, MN 00000-0000
Property Description	LEXINGTON PARK 2ND ADDITION THE W 150 FT OF LOT 38(SUBJ TO EASE RESERVATIONS & RESTRICTIONS OF RECORD IF A NY)
Owner	LEXINGTON CITY OF
Zoning	R-4
Existing Use	Park

**CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA
PUBLIC NOTICE**

TO WHOM IT MAY CONCERN:

Notice is hereby given, the Lexington Planning and Zoning Commission will be conducting a Public Hearing on Tuesday, September 12, 2017 at 7:00 p.m. in the Lexington City Council Chambers, Lexington City Hall, 9180 Lexington Avenue, Lexington, MN 55014. The purpose of the Public Hearing is to consider a request to rezone the following properties from an R-2 zone to an R-4 zone, amend the 2030 Comprehensive Plan, and form a Planned Unit Development (PUD) to accommodate a proposed apartment campus:

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And;

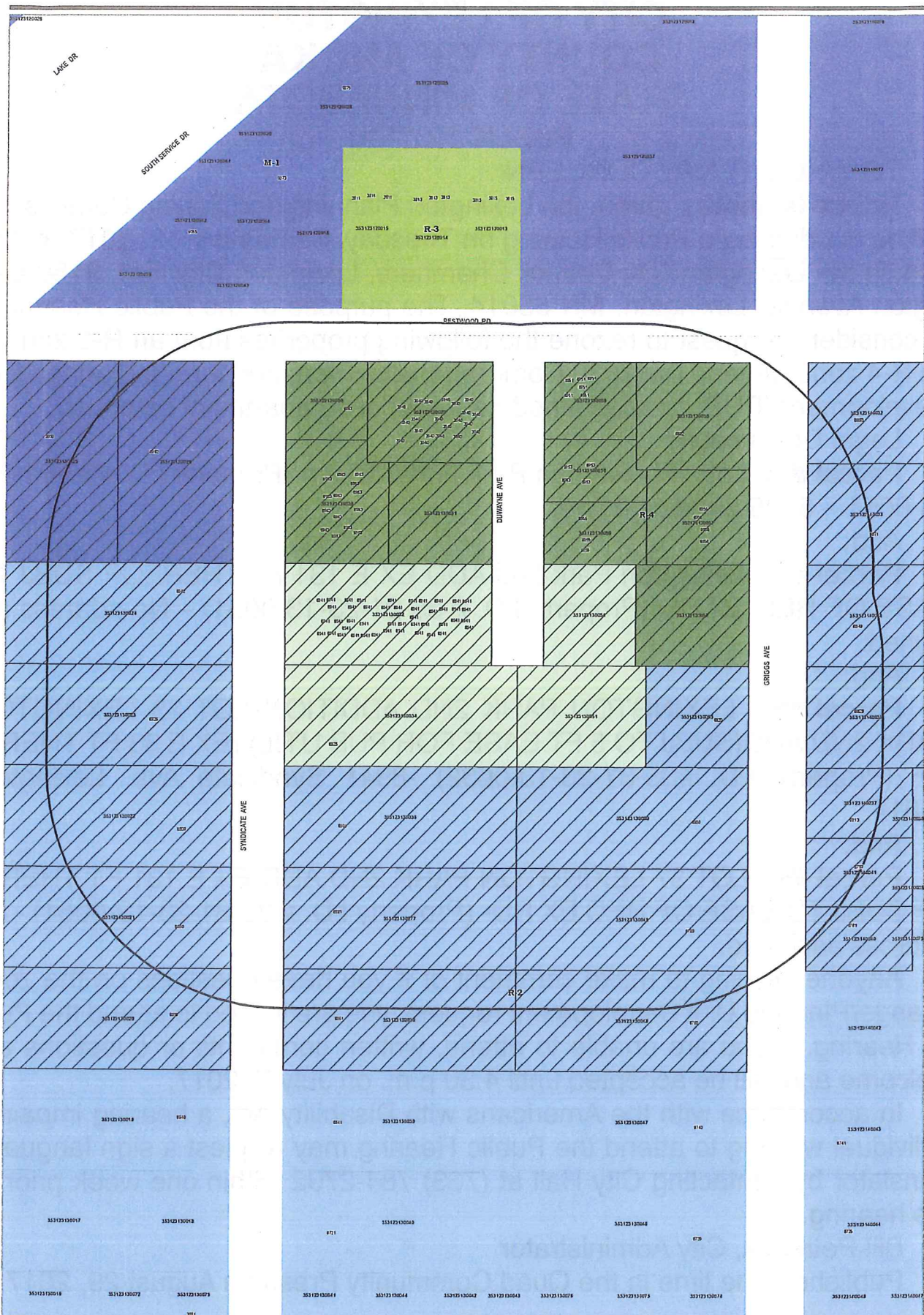
Parcel #4: LOT 37 LEXINGTON PARK 2ND ADD EX E 131 FT THEREOF SUBJ TO EASE OF REC EX RD- (Property I.D. # 35-31-23-13-0051) - No address assigned.

Anyone wishing to make comment or if you have questions on the zone change/Planned Unit Development request, you are invited to attend the Public Hearing. If you are unable to attend, written comments or questions are welcome and will be accepted until 4:30 p.m. on July 7, 2017.

In accordance with the Americans with Disability Act, a hearing impaired individual wishing to attend the Public Hearing may request a sign language translator by contacting City Hall at (763) 784-2792 within one week prior to the hearing.

Bill Petracek, City Administrator

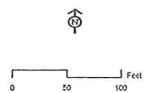
Published one time in the Quad Community Press on August 29, 2017.



ZONING MAP BUFFER AUGUST 21, 2017

CITY OF LEXINGTON
ANOKA COUNTY, MN

- Legend**
- ZoningBufferAug21_17
 - ReasoningParcels
 - Parcels
 - City Limits
 - Zoning Classification
 - R-1 (Single Family Detached Residential)
 - R-2 (Single Family Detached and Two Family Residential)
 - R-3 (Townhouse and 4-Plex)
 - R-4 (Medium Density Residential)
 - B-1 (Limited Business)
 - B-2 (Highway and Business Services)
 - B-3 (General Business)
 - M-1 (Central Business)
 - M-2 (Office)
 - O-S (Open Space)



MSA

BASE DATA PROVIDED BY ANOKA COUNTY
Print Date: 2/4/2018 11:02:01

STATION 57 / PAT McMANUS
3800 RESTWOOD ROAD
LEXINGTON, MN 55014

ACCAP
1201 89TH AVENUE #345
BLAINE, MN 55434

JOSEPH WOLFBAUER SR
8760 GRIGGS AVENUE
LEXINGTON, MN 55014

AMANDA LONG
8780 GRIGGS AVENUE
LEXINGTON, MN 55014

MARK CRUSCIEL
8781 GRIGGS AVENUE
LEXINGTON, MN 55014

DON & PATTI McCARTHY
8797 GRIGGS AVENUE
LEXINGTON, MN. 55014

JON & COURTNEY WHEELER
8800 GRIGGS AVENUE
LEXINGTON, MN 55014

ELAINE KIPP
8813 GRIGGS AVENUE
LEXINGTON, MN 55014

REGINALD ORTH
7815 KNOLL DRIVE
LINO LAKES, MN 55014

MARILYN AMES
8829 GRIGGS AVENUE
LEXINGTON, MN. 55014

LEANN MITLYNG
8829 GRIGGS AVENUE
LEXINGTON, MN 55014

JOE WOLFBAUER JR
8860 SYNDICATE
LEXINGTON, MN 55014

GARY GROTE
8841 SYNDICATE AVENUE
LEXINGTON, MN 55014

RUEL CARPENTER
8871 GRIGGS AVENUE
LEXINGTON, MN. 55014

KRISTEN BAACK
8880 SYNDICATE AVENUE
LEXINGTON, MN 55014

CAMERON & PATRICIA
HEDLUND
8881 SYNDICATE AVENUE
LEXINGTON, MN. 55014

KELLY & JOHN HOFFNER
10900 FLANDERS COURT
BLAINE, MN 55449

TIM ULVE
8893 GRIGGS AVENUE
LEXINGTON, MN. 55014

ACCAP
1201 89TH AVENUE SUITE 345
BLAINE, MN 55434

JESSE & ALICIA POWERS
8900 SYNDICATE AVENUE
LEXINGTON, MN 55014

JASON & ANDREA WALKER
8901 SYNDICATE AVENUE
LEXINGTON, MN 55014

TIM & KAREN HARMSSEN
74 E GOLDEN LAKE ROAD
CIRCLE PINES, MN 55014

JANET CUMMINGS
8926 GRIGGS AVENUE
LEXINGTON, MN. 55014

KALLEN FELRATH
8926 SYNDICATE AVENUE
LEXINGTON, MN. 55014

TIM HARMSSEN/DINKYTOWN
74 E GOLDEN LAKE ROAD
CIRCLE PINES, MN 55014

DIANE BERENS
8942 SYNDICATE AVENUE
LEXINGTON, MN 55014

CHARLES NOSIE
1220 UPPER HEATHER AVE N
HUGO, MN 55038

CHARLES NOSIE
1220 UPPER HEATHER AVE N
HUGO, MN 55038

ALEX SHIH
2341 CONSTANCE BLVD
HAM LAKE, MN 55304

HERMAN ANTINOV
8956 GRIGGS AVENUE #3
LEXINGTON, MN 55014

ROBERT JENSEN
1366 SNELLING AVE N
ST PAUL, MN 55408

JAMES HALEY
8982 SYNDICATE AVENUE
LEXINGTON, MN 55014

CHET & ANGELA SPRINGBORN
8740 GRIGGS AVENUE
LEXINGTON, MN. 55014

EVEREST MN PROPERTIES
ATTN:MARINA PILAI
3059 LIMERICK ST
PRIORLAKE, MN 55372

SANEL ALIC
8975 ZUMBROTA ST NE
MINNEAPOLIS, MN 55449

MATTHEW SHADIOW
3815 RESTWOODROAD
LEXINGTON, MN 55014

URBAN ENTERPRISES INC
ATTN: MARCUS PADEN
4542 NICOLLET AVE S
MINNEAPOLIS, MN 55419

3800	RESTWOOD RD		3800 RESTWOOD RD	Station 57
3940	RESTWOOD RD	#101	3940 RESTWOOD RD #101	ACAP 1201 89th Ave Blk 534: Sufi 345
✓ 8760	GRIGGS AVE		8760 GRIGGS AVE	Joseph Wolfbauer Sr
✓ 8780	GRIGGS AVE		8780 GRIGGS AVE	Amanda Long
✓ 8781	GRIGGS AVE		8781 GRIGGS AVE	Mark Chrusciel
✓ 8797	GRIGGS AVE		8797 GRIGGS AVE	Don & Patti McCarty
✓ 8800	GRIGGS AVE		8800 GRIGGS AVE	Jon & Courtney Wheeler
✓ 8813	GRIGGS AVE		8813 GRIGGS AVE	Elaine Kipp
✓ 8822	GRIGGS AVE		8822 GRIGGS AVE	Reginald Orth 7815 Knoll Dr Lind
✓ 8829	GRIGGS AVE		8829 GRIGGS AVE	Marilyn Ames
✓ 8849	GRIGGS AVE		8849 GRIGGS AVE	William Mithyng
✓ 8860	SYNDICATE AVE		8860 SYNDICATE AVE	Joe Wolfbauer Jr
✓ 8861	SYNDICATE AVE		8861 SYNDICATE AVE	Gary Grote
✓ 8871	GRIGGS AVE		8871 GRIGGS AVE	Ruel Carpenter
✓ 8880	SYNDICATE AVE		8880 SYNDICATE AVE	Kristen Baack
✓ 8881	SYNDICATE AVE		8881 SYNDICATE AVE	Cameron & Patricia Hedlund
✓ 8892	GRIGGS AVE		8892 GRIGGS AVE	Kelly & John Hoffman 10900 Flanders B 53149 CT
✓ 8893	GRIGGS AVE		8893 GRIGGS AVE	Tim Ulve
✓ 8893	SYNDICATE AVE		8893 SYNDICATE AVE	ACAP 1201 89th Ave Ste 345
✓ 8900	SYNDICATE AVE		8900 SYNDICATE AVE	Jesse & Alicia Poulos
✓ 8901	SYNDICATE AVE		8901 SYNDICATE AVE	Jason & Andrea Walker
✓ 8925	SYNDICATE AVE		8925 SYNDICATE AVE	Tim & Karen Hansen 74 E Golden L CP
✓ 8926	GRIGGS AVE		8926 GRIGGS AVE	Kellen Feltrath Janet Cummings
✓ 8926	SYNDICATE AVE		8926 SYNDICATE AVE	Kellen Feltrath
✓ 8941	SYNDICATE AVE	#101	8941 SYNDICATE AVE #101	Tim Hansen Dimlytown
✓ 8942	SYNDICATE AVE		8942 SYNDICATE AVE	Diane Berens
✓ 8951	DUWAYNE AVE	#1	8951 DUWAYNE AVE #1	Charles Nostic 1220 upper Heather Ave N Hugo 550
✓ 8953	DUWAYNE AVE	#1	8953 DUWAYNE AVE #1	" " " " " "
✓ 8955	DUWAYNE AVE	#1	8955 DUWAYNE AVE #1	Alex Shih 2341 Crustace Blvd J 5536
✓ 8956	GRIGGS AVE	#1	8956 GRIGGS AVE #1	Herman Antlov H3
✓ 8963	SYNDICATE AVE	#11	8963 SYNDICATE AVE #11	Rbt Jensen 1366 Snelling Ave N St Paul 5510
✓ 8982	SYNDICATE AVE		8982 SYNDICATE AVE	James Haley
	DUWAYNE AVE			
	DUWAYNE AVE			
	DUWAYNE AVE			

~~3940 DuWayne~~
~~3940 Griggs~~
 8841 Syndicate Gary Grote
 8740 Griggs Chet & Angela Springborn

And owners

3811 Restwood Rd Everest RN Properties Attn Marina Pilai 3059 Limerick St Prior Lake 553
 3813 Restwood Rd Samuel Alic 8975 Zumbrota St NE Mpls 55449
 3815 Restwood Rd Matthew Shadow 3815 Restwood
 " " Urban Enterprises Inc Attn Marcus Paden 4542 Nicollet Ave S Mpls 55419



view south on Duwayne



view south on Duwayne



view south on Syndicate Ave.



view south on Syndicate Ave.



view north on Syndicate Ave.



view north on Syndicate Ave.



110 E. 26th Street
Suite 300
Minneapolis, MN 55404
612-338-4225
612-338-4112
www.tanek.com

sheet

The Ephesians
at Lexington
Syndicate Ave.
Lexington, MN

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or statement of work was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

NAME

DATE

Signature

Scale

NTS

Drawn by

Check by

PUD application 6.23.2017

building rendering

a900

copyright 2016 tanek



1 VIEW OF BUILDING ENTRY FROM DUWAYNE AVE.

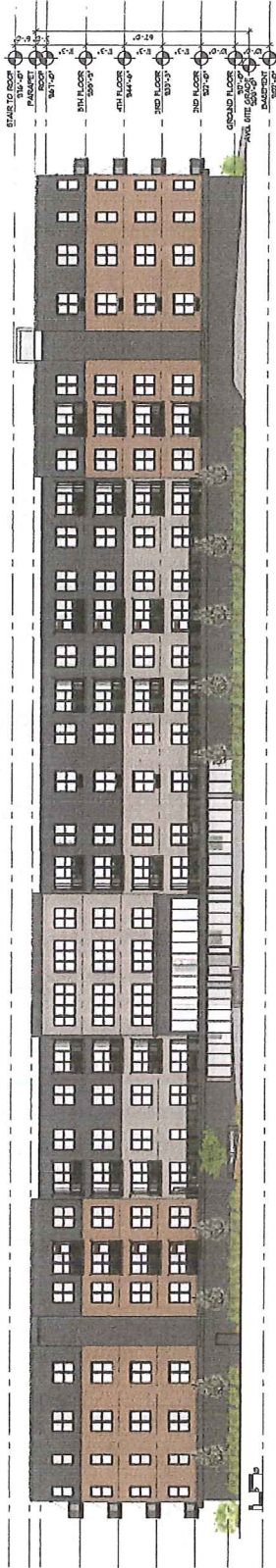




140 E. 26th Street
Suite 300
Minneapolis, MN 55404
P: 612-479-8225
F: 612-479-8122
www.tanek.com

The Ephesians
at Lexington
Syndicate Ave.
Lexington, MN

1.1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



1.2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



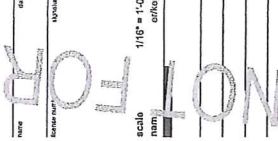
1.3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1.4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



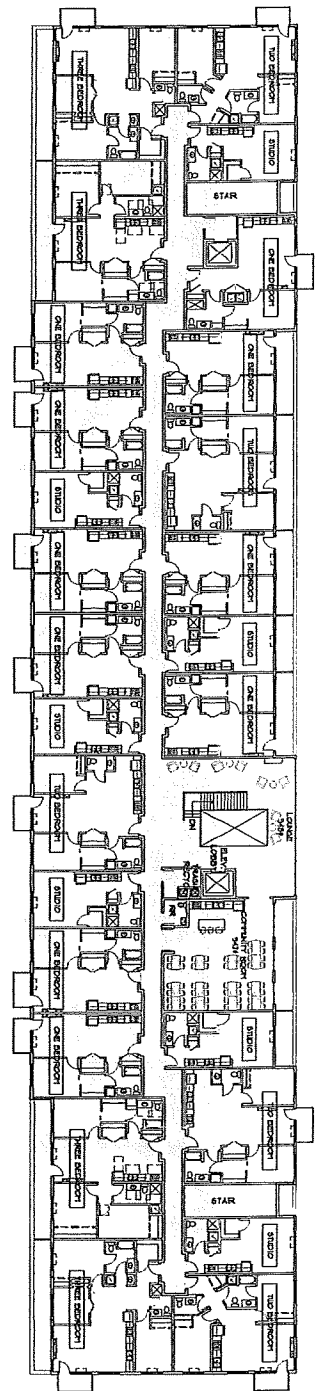
1.5 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



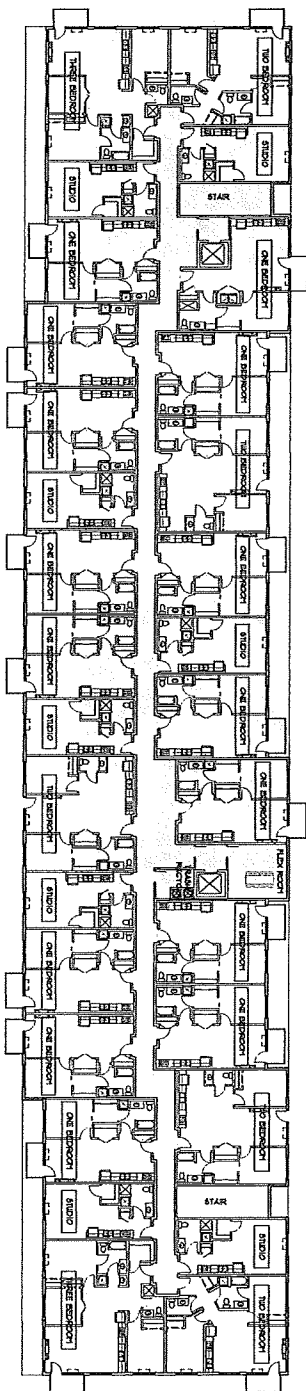
PUD application 1.23.2017
exterior building elevations

a200

copy 1/1/2017



2 FLOOR PLAN LEVEL 2



3 FLOOR PLAN LEVELS 3-5



118 E. 28th Street
 Minneapolis, MN 55404
 P: 612-479-4225
 F: 612-479-4132
 WWW.TANEK.COM

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 Syndicate Ave.
 Lexington, MN

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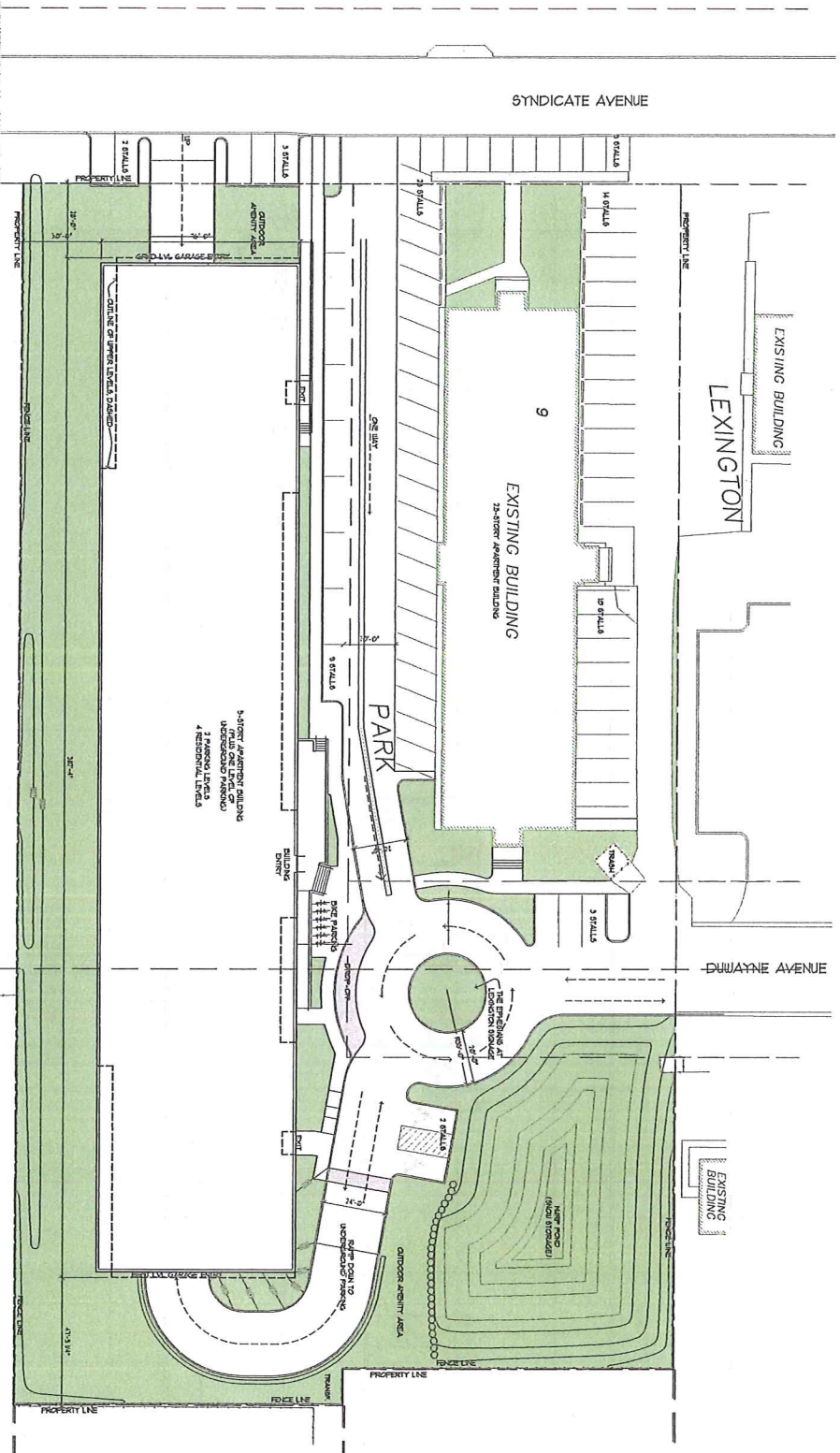
DATE: 02/01/2017
 DRAWN BY: J. H. H. H.
 CHECKED BY: J. H. H. H.
 APPROVED BY: J. H. H. H.

scale: 1/8" = 1'-0"
 name: J. H. H. H.
 title: J. H. H. H.

PUD application 123.123.123

a110

ARCHITECTURAL SITE PLAN



SITE AND BUILDING INFORMATION			
ITEM	DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	10,500 SQ. FT.	10.5	AC.
TOTAL BUILDING AREA	10,500 SQ. FT.	10.5	AC.
TOTAL PARKING AREA	10,500 SQ. FT.	10.5	AC.
TOTAL SITE PERCENTAGE OF IMPERVIOUS SURFACE	10.5%		

PARKING INFORMATION			
ITEM	DESCRIPTION	QUANTITY	UNIT
TOTAL PARKING SPACES	10	10	SPACES
TOTAL PARKING AREA	10,500 SQ. FT.	10.5	AC.
TOTAL PARKING PERCENTAGE OF IMPERVIOUS SURFACE	10.5%		

APARTMENT UNIT INFORMATION			
UNIT TYPE	QUANTITY	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1-BEDROOM	10	1,050	10.5%
2-BEDROOM	10	1,050	10.5%
3-BEDROOM	10	1,050	10.5%
TOTAL	30	3,150	31.5%

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Fax: 612-479-4122
www.tanek.com

Project
The Ephesians
at Lexington
Syndicate Ave.
Lexington, MN

Scale
1" = 20'-0"
North Arrow

PUO application 8.23.2017
architectural site plan

tanek

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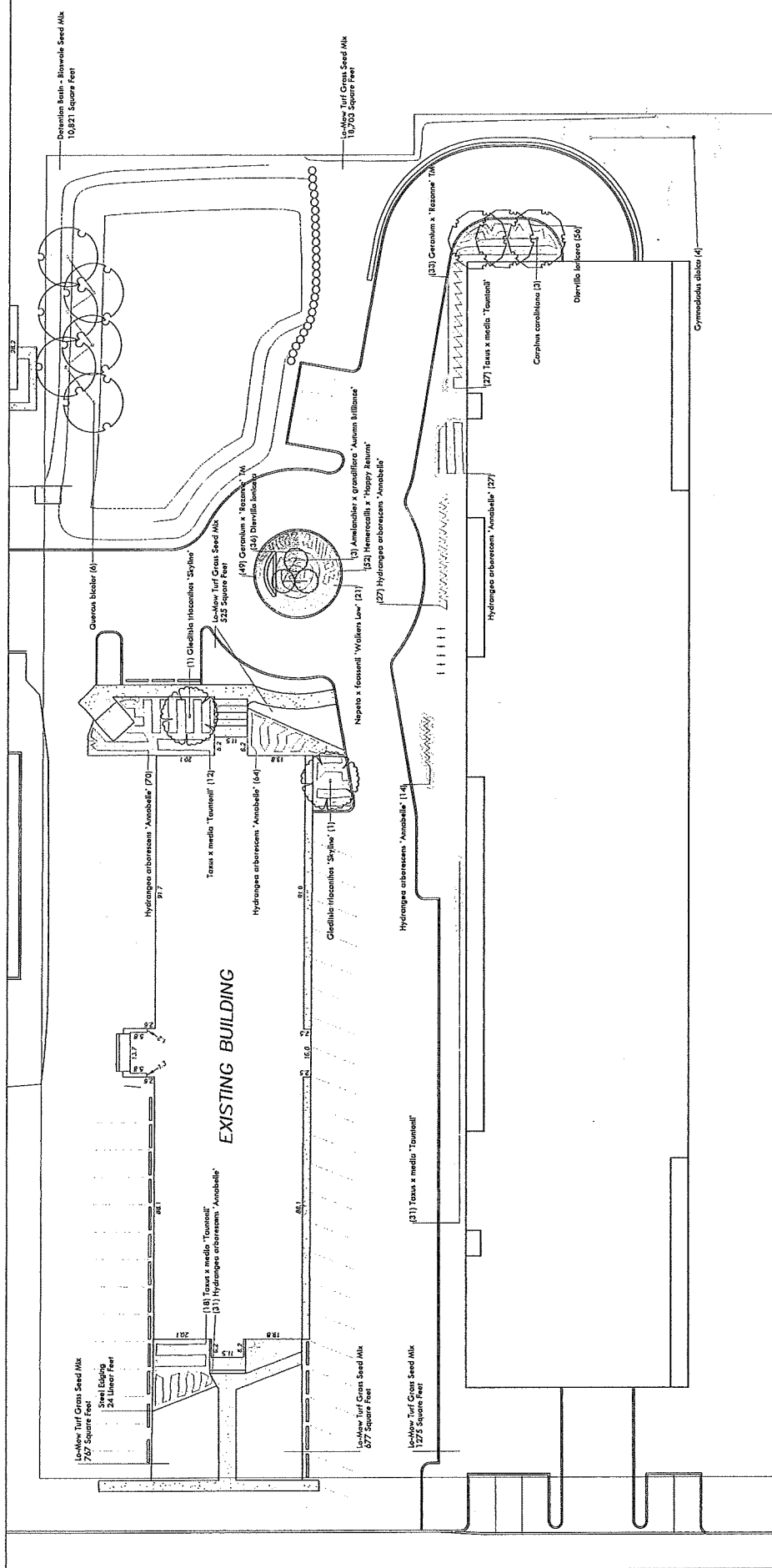
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architectural site plan

tanek

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SEED SCHEDULE

SEED SCHEDULE	AREA	SEED SCHEDULE	AREA
Gravel	10,821 Sq. Ft.	Gravel	10,821 Sq. Ft.
Gravel	10,821 Sq. Ft.	Gravel	10,821 Sq. Ft.

MATERIAL SCHEDULE

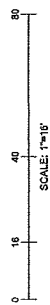
MATERIAL SCHEDULE	AREA	MATERIAL SCHEDULE	AREA
Gravel	10,821 Sq. Ft.	Gravel	10,821 Sq. Ft.
Gravel	10,821 Sq. Ft.	Gravel	10,821 Sq. Ft.

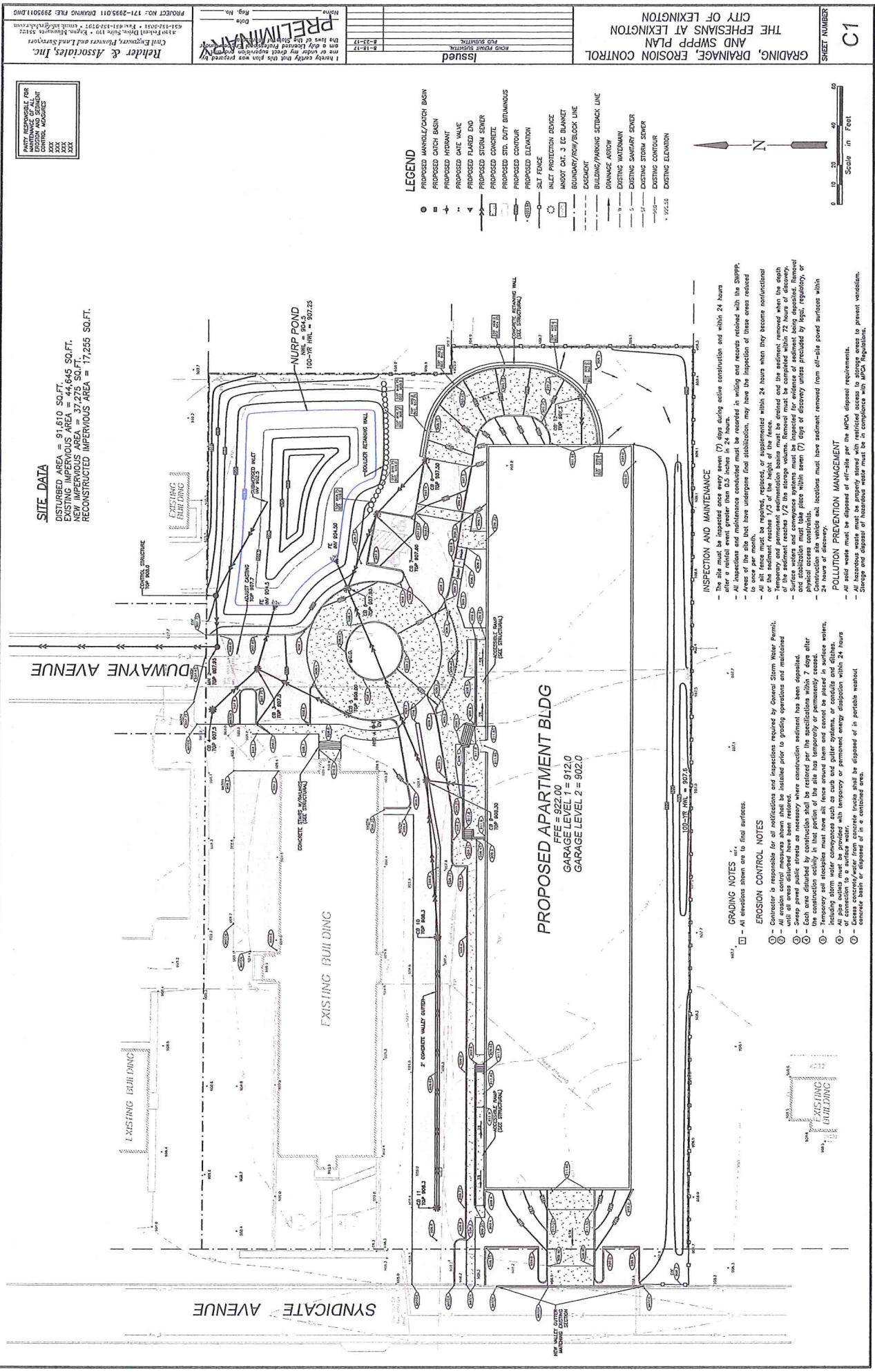
PLANT SCHEDULE

PLANT SCHEDULE	QTY	POTENTIAL NAME / COMMON NAME	CONT.
Gravel	10,821	Gravel	10,821
Gravel	10,821	Gravel	10,821

1 PLANTING PLAN

1"=16'-0"

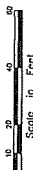




SITE DATA

DISTURBED AREA = 91,610 SQ.FT.
EXISTING IMPERVIOUS AREA = 44,645 SQ.FT.
NEW IMPERVIOUS AREA = 37,275 SQ.FT.
RECONSTRUCTED IMPERVIOUS AREA = 17,255 SQ.FT.

P24



PUBLIC NOTICE
CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

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And;

Parcel #4: LOT 37 LEXINGTON PARK 2ND ADD EX E 131 FT THEREOF SUBJ TO EASE OF REC EX RD- (Property I.D. # 35-31-23-13-0051) - No address assigned.

Anyone wishing to make comment or if you have questions on the zone change/Planned Unit Development request, you are invited to attend the Public Hearing. If you are unable to attend, written comments or questions are welcome and will be accepted until 4:30 p.m. on September 7, 2017.

In accordance with the Americans with Disability Act, a hearing impaired individual wishing to attend the Public Hearing may request a sign language translator by contacting City Hall at (763) 784-2792 within one week prior to the hearing.

Bill Petracek
City Administrator

Published in Quad Community Press: 8-29, 2017
Posted: 8-24, 2017

City of Lexington
Permits Issued & Fees Report - Detail by Address

Issued Date From: 8/1/2017 To: 8/31/2017
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Building													
Permit Kind: Commercial Remodel													
0017-00074	08/21/2017	9378 LEXINGTON AVE	0		5,000.00	146.14	94.99	2.50					243.63
Permit Kind: Commercial Roofing													
0017-00079	08/23/2017	9100 HAMLIN AVE	0										
Permit Kind: Commercial Sign - Permanent													
Permit Kind: Residential Accessory Building													
Permit Kind: Residential Deck/Porch													
Permit Kind: Residential Demolition													
0017-00072	08/16/2017	3841 MINUTEMAN LN	0			100.00		1.00					101.00
Permit Kind: Residential Inspection Fee													
Permit Kind: Residential New Construction													
Permit Kind: Residential Remodel													
0017-00060	08/01/2017	3843 EDITH LN	0		26,000.00	527.01	342.56	13.00					882.57
Permit Kind: Residential Repair													
Permit Kind: Residential Roofing													
0017-00083	08/28/2017	9541 ASPEN AVE	0		17,300.00	290.00		1.00					291.00
0017-00076	08/21/2017	8977 DUNLAP AVE	0		1,000.00	145.00		1.00					146.00
0017-00069	08/15/2017	3982 EDGEWOOD RD	0		10,044.00	145.00		1.00					146.00
0017-00071	08/16/2017	3863 EDITH LN	0		11,000.00	145.00		1.00					146.00
0017-00066	08/10/2017	3872 EDITH LN	0		7,681.88	145.00		1.00					146.00
0017-00077	08/22/2017	3872 EDITH LN	0		6,000.00	145.00		1.00					146.00
0017-00080	08/25/2017	3801 FLOWERFIELD RD	0		16,444.65	145.00		1.00					146.00
0017-00084	08/29/2017	3905-3907 FLOWERFIELD RD	0		7,800.00	145.00		1.00					146.00
0017-00086	08/31/2017	8725 GRIGGS AVE	0		12,000.00	145.00		1.00					146.00
0017-00058	08/01/2017	9500 GRIGGS AVE	0		17,900.00	145.00		1.00					146.00
0017-00062	08/08/2017	8915 HAMLIN AVE	0		31,903.27	145.00		1.00					146.00

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Building													
Permit Kind: Residential Roofing													
01017-00061	08/02/2017	3834 Minuteman	0	0	0.00	145.00		1.00					146.00
01017-00081	08/25/2017	3851 OAK LN	0	0	9,600.00	145.00		1.00					146.00
01017-00067	08/16/2017	3871 OAK LN	0	0	5,000.00	145.00		1.00					146.00
01017-00070	08/16/2017	8951 PASCAL AVE	0	0	21,000.00	290.00		2.00					292.00
01017-00068	08/15/2017	8721 SYNDICATE AVE	0	0	8,000.00	145.00		1.00					146.00
01017-00065	08/10/2017	4001 WOODLAND RD	0	0	7,000.00	145.00		1.00					146.00
Permit Kind: Residential Siding													
01017-00059	08/01/2017	9500 GRIGGS AVE	0	0	17,900.00	145.00		1.00					146.00
Permit Type: Building - Totals													
Period	22	0	238,573.80	3,673.15	437.55	35.50							4,146.20
YTD	53	0	840,548.09	13,516.69	5,218.81	313.14							19,048.64
Permit Type: Fire													
Permit Kind: Commercial Fire Alarm													
Permit Kind: Commercial Fire Suppression													
Permit Type: Fire - Totals													
Period	0												
YTD	2	0	1,200.00	114.07	0.60								114.67
Permit Type: Mechanical													
Permit Kind: Commercial Furnace/Water Heater													
01017-00078	08/22/2017	9273 LAKE DR	0	0	19,500.00	390.00		1.00					391.00
Permit Kind: Commercial Remodel													
Permit Kind: Public Remodel													
Permit Kind: Residential Furnace/Water Heater													
01017-00064	08/10/2017	9004 JACKSON AVE	0	0		40.00		1.00					41.00
Permit Kind: Residential Repair													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Fees	WAC Fees	Total Fees
Permit Type: Mechanical												
Permit Type: Mechanical - Totals												
	Period		2	0	19,500.00	430.00		2.00				432.00
	YTD		14	0	49,564.00	1,471.28	312.00	26.00				1,809.28
Permit Type: Plumbing												
Permit Kind: Commercial Remodel												
Permit Kind: Residential Furnace/Water Heater												
Permit Kind: Residential Remodel												
2017-00063	08/09/2017	4040 RESTWOOD RD		0		40.00		1.00				41.00
Permit Kind: Residential Repair												
2017-00085	08/30/2017	8813 GRIGGS AVE		0		75.00		1.00				76.00
Permit Type: Plumbing - Totals												
	Period		2	0		115.00		2.00				117.00
	YTD		5	0	40,000.00	995.00		24.00				1,019.00
Permit Type: Zoning												
Permit Kind: Commercial Sign - Permanent												
Permit Kind: Residential Driveway												
2017-00082	08/25/2017	3982 EDGEWOOD RD		0		60.00						60.00
2017-00075	08/21/2017	8925 HAMLINE AVE		0		60.00						60.00
Permit Kind: Residential Fence/Wall < 6 FT												
Permit Type: Zoning - Totals												
	Period		2	0		120.00						120.00
	YTD		12	0		710.00						710.00

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Report Total	Period		28	0	\$258,073.80	4,338.15	437.55	39.50					4,815.20
	YTD		86	0	\$931,312.09	16,807.04	5,530.81	363.74					22,701.59

MINUTES
REGULAR PLANNING COMMISSION MEETING
August 15, 2017 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

- A. Roll Call: Chairperson Olsson, Commissioners Bautch, O'Neil, Thorson and Vanderbloomer

Chairperson Olsson called to order the Regular Planning Commission meeting on August 15, 2017 at 7:00 p.m. Commissioners Present: John Bautch, John O'Neil, Ron Thorson, and Mark Vanderbloomer. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Chris Janson, MSA Consultants; Kurt Glaser, City Attorney; Glen Rank and Ken Piper, DinkyTown Rentals, LLC.

2. CITIZENS FORUM

No citizens were present to address the Commission.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

A motion was made by Olsson to approve the agenda as typewritten. The motion was seconded by Bautch. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- a. Building Permits for July 2017

Some discussion on building permits

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. July 11, 2017

A motion was made by Vanderbloomer to approve the July 11, 2017 Planning Commission minutes as presented. The motion was seconded by Thorson. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Discuss Dinkytown Rentals Apartment Development

Glen Rank, General Manager of DinkyTown Rentals, stated that they wanted to have a discussion with the Planning Commission about a 4-story, 120 unit apartment development that they are proposing to build in Lexington on DuWayne Ave and Syndicate Ave. Mr. Rank provided a Powerpoint presentation to P & Z showing the types of development they do in Minneapolis and the projects they have completed in DinkyTown. Discussion ensued.

Ken Piper, Architect for the project, provided an overview of the conceptual plan for the proposed development. He stated that the owners, Tim & Karen Harmsen want to provide a “campus feel” to this property when it is completed. Discussion ensued.

Mr. Piper continued by providing an explanation as to their need to ask the Planning Commission to consider relaxing height, density, and parking requirements of the zoning code. Discussion ensued.

O’Neill asked about the number of units. Piper stated that there will be 115-120 units for working class affordable housing – professionals and non-professionals. Discussion ensued.

Attorney Glaser explained this is an introduction to DinkyTown Rentals proposed development and the need to have the City use a Planned Unit Development (PUD) as a way of allowing this development to move forward without changing the existing code. Petracek stated that it is impossible to write a zoning code for every development and a PUD is a way of allowing an exceptional development such as what DinkyTown Rentals is proposing a way of allowing it. Discussion ensued.

Attorney Glaser stated that through a PUD you can place standards on the condition of the development. He added that DinkyTown Rentals will need to make a formal application to the City for the request for the PUD and a public hearing and action will need to be taken by the P & Z. Discussion ensued. No action was taken.

B. Discuss 2040 Comprehensive Planning Update

Chris Jansen, MSA Consultants, provided an overview of the draft chapter for Housing and Economic competitiveness. Discussion ensued.

Jansen asked that the next public workshop and notification on the draft 2040 Comprehensive Plan for the September 12th P & Z meeting. Discussion ensued.

The consensus of the Commission was to move the Comp Plan workshop to the October Planning Commission meeting if DinkyTown Rentals is able to make a formal application for the Planned Unit Development request to be considered at the September meeting.

7. NOTE COUNCIL MINUTES:

- A. July 6, 2017
- B. July 20, 2017

Some discussion on the July 6th and July 20th City Council minutes.

8. PLANNING COMMISSION INPUT

No input from the Planning Commission.

9. ADJOURNMENT

O’Neill made a motion to adjourn at 8:16 p.m. The motion was seconded by Olsson. Motion carried 5-0.

TO: PLANNING & ZONING COMMITTEE
FROM: BILL PETRACEK, CITY ADMINISTRATOR
KURT GLASER, CITY ATTORNEY
SUBJECT: EPHESIANS PLANNED UNIT DEVELOPMENT – REZONE PARCELS FROM R-2 TO R-4
DATE: SEPTEMBER 7, 2017

As part of the proposed construction of the Ephesians Apartment Campus, the owner /applicant desires to rezone parcels (P.I.D. Nos. 35-31-23-13-0034; 35-31-23-13-0051) from R-2 zone to R-4.



This Ephesians project site consists of four parcels forming roughly, a square parcel. The northern two lots are currently zoned as R-4 (8941 Syndicate and the city-owned parcel); the southern two lots are currently zoned as R-2 (8932 Syndicate and vacant, rear parcel). The applicant requests changing the two southern lots from R-2 to R-4. These southern two lots contain a single-family home fronting onto Syndicate Avenue, and a vacant lot that adjoining the backyard of a single family home to the east.

The requested change would simple extend the existing R-4 zone southward to the adjacent lots. Practically speaking, this would extend the existing higher density residential zone (R-4) into the lots requesting the rezoning (currently, R-2). Such an act would be consistent with our Comprehensive Plan.

Potential negative impacts from this increase in density may affect the single-family parcels to the south and east of the site proposed for rezoning, and to a lesser degree, impact parcels further away from the site. The increase in density could result increased traffic and street parking on Syndicate and DuWayne. The change in zoning will authorize the construction of larger structures than currently allowed on those parcels.

Potential positive impacts of this zoning change will allow rehabilitation of the existing blighted apartment building and construction of a new apartment building that will have greatly improved levels of fit, finish, and cleanliness. This type of positive amenity typically has the collateral effect of spurring improvements in the general vicinity. This development will also bring improvements in stormwater management to the area that can mitigate existing water impacts on surrounding properties. The proposed change will allow construction of a structure that will generate a significantly larger amount of property tax revenue than can be supported on the existing parcels.

Approval of this rezoning helps accomplish the following goals from the City's Comprehensive Plan:

- Prioritize and redevelop vacant, deteriorated or abandoned properties.
- Encourage ongoing maintenance and rehabilitation of existing residential properties.
- Maintain zoning provisions that do not burden the development of low and moderate income housing opportunities.
- Maintain a variety of housing opportunities for all income and age groups.

For the foregoing reasons, Staff recommends:

The Planning & Zoning Commission move to RECOMMEND THE CITY COUNCIL approve the applicant's request to rezone parcels (P.I.D. Nos. 35-31-23-13-0034; 35-31-23-13-0051) from R-2 zone to R-4 zone subject to the future combination of project parcels pursuant to the applicant's request for a Planned Unit Development, and the City's vacation of adjoining portion of DuWayne Avenue.

TO: PLANNING & ZONING COMMITTEE
FROM: BILL PETRACEK, CITY ADMINISTRATOR
 KURT GLASER, CITY ATTORNEY
SUBJECT: EPHESIANS PLANNED UNIT DEVELOPMENT
DATE: SEPTEMBER 7, 2017

The applicant desires to exceed a variety of Performance Standards set forth in our Code. Under a Planned Unit Development, this Commission may recommend that the Council approve an Ordinance to relax these standards. Generally speaking, the standards may be relaxed so long as they conform with the Comprehensive Plan, meet with the approval of the Commission and are subject to a Conditional Use Permit.

Generally, the applicant desires to relax the following standards:

	Standard	Requested	Difference
Parking	2 per Apartment	263 Stalls (1.53 per Apt)	0.47 stalls per apartment
Density	R-4 = 20 units / acre	172 Units	120 units with approved zoning change
Building Height	R-2 = 3 stories or 40 feet R-4 = 4 stories or 45	5 stories or 62 feet	17 feet with approved zoning change
Lot Coverage	R-2 = 40% (current) R-4 = 70% (proposed)	Impervious surface 67.5% of site	No difference with approved zoning change

The primary issue with the proposed campus is creating a development that can be financially supported. In this case, the overall project must be sized larger than the existing zoning can support in order to be a financially viable development. The main trade-offs are the improvement of the blighted building and the creation of 172 units of higher quality housing than currently existing in this vicinity. Under a planned unit development, using the standards generally allowable for conditional use permits, this Commission may relax standards where they are in keeping with the Comprehensive Plan. As Lexington does not have a specific PUD ordinance, we are relying on these principals in asking the City Council approve an Ordinance specifying the PUD standards and conditions allowable for this specific project.

Building Height & Unit Density: The height of the newly construct apartment building shall not exceed a height of 62 feet except for parapets or other minor appearances reasonable extending from the structure, as approved by the City's Building Official. These two concepts go hand in hand as to achieve the necessary lot density to make this project financially viable, the newly construct building

must be taller. The new building will consist of approximately 116 units. Of these units, many will include two and three bedroom units where the existing building primarily has studio apartment.

Parking: This standard does not necessarily need to be included in a PUD because our Code allows for reductions in the parking standards where appropriate. The applicant asks for the following.

Number of parking stalls: "The campus shall have no less than 1.5 parking stalls per unit as calculated using the number of units from both buildings." In this case, the studio apartments general house only one person, thus drastically reducing the need for two parking stalls per apartment. Moreover, the newly constructed parking stalls inside the parking ramp will contain a number of tandem stalls that count as one stall but will often contain two vehicles.

Parking stall size: "The existing stalls at the Syndicate apartment building will not be changing in size. Any new parking stalls outside of the structures shall be constructed to a size according to the zoning standards, but parking stalls inside of the private structured parking may be shorter than the zoning standard by no more than two feet for single stall parking, and by no more than six feet for tandem stall parking." In this instance, this is private parking controlled by the building. The public may not park inside the building. They only intend to give out these stalls to tenants. Thereby the Building's management will be responsible for door dings and potential collisions as the result of shorter stalls. The Commission could impose conditions here if it felt these shorter stalls would cause problems by pushing oversized vehicles into parking on the street.

Location of parking stalls: "Existing stalls at the Syndicate apartment building located in the required front setback may stay in their existing locations. In keeping with those existing stalls, parking stalls may be constructed in a similar manner along Syndicate outside the newly constructed building." In this instance, some existing stalls are an existing, non-conforming use. Citywide, we have a variety of parking stalls inside right-of-ways and setbacks. Approval of this standard would continue that trend but in this case doing so would maximize parking for this building.

Patio / trellis area: "The applicant may construct a patio / trellis area between the buildings and Syndicate Avenue to exceed the allowed encroachment of 25% of the front yard. The final constructed area shall be no larger than 1,000 square feet and shall be approved by the City Building Official." Installing a patio area away from adjoining properties, will lessen the potential density impacts of having more neighbors next to the existing properties. The Commission may want to consider a condition whereby the tenants should not use the side setbacks as recreational zones in order to lessen impacts on the existing neighbors. At the time this memo was written, Staff did not have sufficient information about the amount the applicant desired to exceed the standard.

Campus identity sign: "The applicant may construct a "campus" identity sign to exceed the permitted 10 square foot maximum. The sign shall be no larger than 60 square feet and shall be approved by the City Building Official." Sizing the sign to the size the project may be appropriate. At the time this memo was written, Staff did not have sufficient information about the amount the applicant desired to exceed the standard.

Impacts: Consideration of positive and negative impacts are necessary to the PUD process. Practically speaking, the City should be receiving something of value in return for relaxing its performance standards. At the same time, the City may impose conditions as part of a CUP in address any potential, negative impacts.

Potential negative impacts from this increase in density may affect the single-family parcels to the south and east of the site proposed for rezoning, and to a lesser degree, impact parcels further away

from the site. The increase in density could result increased traffic and street parking on Syndicate and DuWayne. The change in zoning will authorize the construction of larger structures than currently allowed on those parcels. Neighborhood impacts are a natural reason to impose condition to address potential issue raised at the public hearing in this matter, and should be considered as part of any PUD.

Potential positive impacts of this zoning change will allow rehabilitation of the existing blighted apartment building and construction of a new apartment building that will have greatly improved levels of fit, finish, and cleanliness. This development will also improve the quality of available housing stock by upgrading the units in the existing building and constructing 117 new units of higher quality housing. This type of positive amenity typically has the collateral effect of spurring improvements in the general vicinity. This development will also bring improvements in stormwater management to the area that can mitigate existing water impacts on surrounding properties. The proposed change will allow construction of a structure that will generate a significantly larger amount of property tax revenue than can be supported on the existing parcels.

Approval of this rezoning helps accomplish the following goals from the City's Comprehensive Plan:

- Prioritize and redevelop vacant, deteriorated or abandoned properties.
- Encourage ongoing maintenance and rehabilitation of existing residential properties.
- Maintain zoning provisions that do not burden the development of low and moderate income housing opportunities.
- Maintain a variety of housing opportunities for all income and age groups.

For the foregoing reasons, Staff recommends:

The Planning & Zoning Commission move to RECOMMEND THE CITY COUNCIL approve the applicant's request authorizing a Planned Unit Development for parcels (P.I.D. Nos. 35-31-23-13-0032; 35-31-23-13-0034; 35-31-23-13-0051; 35-31-23-13-0054) subject to a Conditional Use Permit, the future combination of these four project parcels plus the City's vacated, adjoining portion of DuWayne Avenue.

1. The Planned Unit Development is subject to the following general conditions:
 - a. The applicant shall submit an application to join and plat the proposed campus parcels.
 - b. The applicant shall enter into a Development Agreement with the City.
 - c. The application shall pay all applicable building permit fees and other appropriate fees to the City.
2. The Planned Unit Development shall allow the following standards:

- a. Building Height: The height of the newly construct apartment building shall not exceed a height of 62 feet except for parapets or other minor appearances reasonable extending from the structure, as approved by the City's Building Official.
- b. Unit Density: The proposed campus of two apartment buildings shall be consistent with the number and layout of units as contained in the proposed plans submitted with this application, and in any event, the number of units shall not exceed 172 units.
- c. Patio / trellis area: The applicant may construct a patio / trellis area between the buildings and Syndicate Avenue to exceed the allowed encroachment of 25% of the front yard. The final constructed area shall be no larger than 1,000 square feet and shall be approved by the City Building Official.
- d. Campus identity sign: The applicant may construct a "campus" identity sign to exceed the permitted 10 square foot maximum. The sign shall be no larger than 15 square feet and shall be approved by the City Building Official.
- e. Parking
 - i. Number of parking stalls: The campus shall have no less than 1.5 parking stalls per unit as calculated using the number of units from both buildings.
 - ii. Parking stall size: The existing stalls at the Syndicate apartment building will not be changing in size. Any new parking stalls outside of the structures shall be constructed to a size according to the zoning standards, but parking stalls inside of the private structured parking may be shorter than the zoning standard by no more than two feet for single stall parking, and by no more than six feet for tandem stall parking
 - iii. Location of parking stalls: Existing stalls at the Syndicate apartment building located in the required front setback may stay in their existing locations. In keeping with those existing stalls, parking stalls may be constructed in a similar manner along Syndicate outside the newly constructed building.

3. The Use Permit shall contact the following Conditions:

[INSERT PROPOSED CONDITIONS HERE]

**Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
AUGUST 3, 2017 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. CALL TO ORDER: – Mayor Kurth

A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy
Mayor Kurth called to order the Regular City Council meeting for August 3, 2017 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Chris Galiov, Finance Director; Gary Grote, Fire Chief; Pat Zeitner, Quad Press Reporter; James Lehnoff and Shelly Eldridge, Ehler's & Associates; Shaun Reinhardt and Ryan Lunderby, Dominionium Acquisition, LLC.

2. CITIZENS FORUM

No citizens were present to address the council

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

A motion was made by Councilmember Devries to approve the agenda as typewritten. The motion was seconded by Councilmember Murphy. Motion carried 5-0.

4. LEXINGTON FIRE / RESCUE 2016 ANNUAL REPORT

Gary Grote, Fire Chief, provided an overview of the 2016 Lexington Fire/Rescue Annual Report. Chief Grote stated that the department ran 200 calls in 2016 – 80% medical and the rest were fire related calls – gas leaks, mutual aid, fire calls. Discussion ensued.

5. DOMINIUM DEVELOPMENT INTRODUCTION

Ryan Lunderby and Shaun Reinhardt from Dominionium Acquisition, LLC were present to provide an overview of their plans for the Lovell Building site. Discussion ensued. Councilmember Hughes asked when Dominionium would start renting. Lunderby stated they plan to start renting at the end of the second quarter of 2019.

6. ELHER & ASSOCIATES - DEVELOPMENT EDUCATION PRESENTATION

James Lehnoff from Ehler's & Associates was present to discuss the Dominionium Development process for the Lovell Building site. He provided an educational

*overview of the financial incentives – TIF – being provided to the developer.
Discussion ensued.*

7. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Harris) – *Councilmember Harris stated that the July meeting was cancelled*
- B. Cable Commission (Councilmember Murphy) – *Councilmember Murphy stated they were out of session until September*
- C. City Administrator (Bill Petracek) – *Petracek stated that the 2017 road construction project would begin Monday, August 7th. The Road closings will be posted on the website and facebook.*

He added that discussions were beginning again with O'Reilly's Auto Parts expansion. Discussion ensued.

8. LETTERS AND COMMUNICATIONS:

- A. Council Workshop meeting minutes – July 20, 2017
- B. Circle Pines Lexington Lions Club – Meal Packing Event 9-10-2017
- C. Public Notice –Planning & Zoning meeting date change
- D. Centennial Lakes Police Department Media Reports
 - July 14, 2017 through July 19, 2017
 - July 20, 2017 through July 26, 2017

No discussion on Letters and Communications

9. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – July 20, 2017
- B. Recommendation to Approve Claims and Bills:
Check #'s 13529 through 13530
Check #'s 13531 through 13532
Check #'s 13533 through 13533
Check #'s 42304 through 42378
Check #'s 11509 through 11527
Check #'s 11528 through 11545

*A motion was made by Councilmember Hughes to approve the consent agenda items.
The motion was seconded by Councilmember Devries. Motion carried 5-0.*

10. ACTION ITEMS:

- A. Recommendation to approve a Purchase Agreement with Dominion Acquisition LLC for the Sale of the Lovell Building

A motion was made by Councilmember Hughes to approve a Purchase Agreement with Dominion Acquisition, LLC for the sale of the Lovell Building contingent upon final legal review. The motion was seconded by Councilmember Harris. Motion carried 5-0.

- B. Recommendation to approve Resolution NO. 17-12 A Resolution Accepting Proposal On The Sale Of \$1,320,000.00 General Obligation Improvement And Tax Abatement Bonds, Series 2017A, Providing For Their Issuance And Pledging For The Security Thereof Special Assessments And Abatement And Levying A Tax For The Payment Thereof.

Shelly Eldridge, Ehler's & Associates, stated they had accepted bids for the bond issuance, and the City of Lexington received a AA Bond Rating and obtained a 2.796% interest rate, as well as received a \$60,000 premium bond issuance of \$1,260,000. Discussion ensued.

A motion was made by Councilmember Devries to approve Resolution NO. 17-12 - A Resolution Accepting Proposal On The Sale Of \$1,320,000.00 General Obligation Improvement And Tax Abatement Bonds, Series 2017A, Providing For Their Issuance And Pledging For The Security Thereof Special Assessments And Abatement And Levying A Tax For The Payment Thereof. The motion was seconded by Councilmember Murphy. Motion carried 5-0.

- C. Recommendation to approve Lexington Fire Department request to hire Firefighter Heather Boser @ \$11.00 per hour.

A motion was made by Councilmember Murphy to approve Lexington Fire Department request to hire Firefighter Heather Boser @ \$11.00 per hour. The motion was seconded by Councilmember Hughes. Motion carried 5-0.

11. MAYOR AND COUNCIL INPUT

No input from the Mayor and Council.

12. ADJOURNMENT

A motion was made by Councilmember Devries to adjourn the meeting at 8:31 p.m. The motion was seconded by Councilmember Hughes. Motion carried 5-0.

/mv

**Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
AUGUST 17, 2017 – 7:00 P.M.
9180 LEXINGTON AVENUE**

- 1. CALL TO ORDER:** – Mayor Kurth
- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting for August 17, 2017 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Pat Zeitner, Quad Press Reporter; Numerous citizens providing comment on DuWayne/Syndicate property development.

2. CITIZENS FORUM

*Jason Walker
8901 Syndicate Ave.
Lexington, MN.*

*Andrea Hunt
8720 Griggs Ave.
Lexington Mn.*

*John Wheeler
8800 Griggs Ave.
Lexington, MN*

*Don McCarthy
8797 Griggs Ave.
Lexington, MN.*

These citizens were present express to their concerns and opposition to the proposed development by DinkyTown Rentals for the DuWayne/Syndicate Ave. properties.

Administrator Petracek and Attorney Glaser explained the DuWayne/Syndicate development process to these citizens. Petracek stated that it is too pre-mature to provide comments, as the development process is just beginning. He added that surrounding property owner's will be notified as the Planning Commission will be considering a re-zone of the property and forming a Planned Unit Development (PUD) Discussion ensued.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

A motion was made by Councilmember Devries to approve the agenda as typewritten. The motion was seconded by Councilmember Harris. Motion carried 5-0.

4. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Monthly Report
- B. Community Water meeting – August 29, 2017

No discussion on Letters and Communications.

5. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – August 3, 2017
- B. Recommendation to Approve Claims and Bills:
Check #'s 13529 through 13530
Check #'s 42379 through 42434
Check #'s 11546 through 11561
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

A motion was made by Councilmember Murphy to approve the consent agenda items. The motion was seconded by Councilmember Devries. Motion carried 5-0.

6. ACTION ITEMS:

- A. Liquor Store Roof Bids

Petracek recommended tabling the liquor store roof bids, as they just received the final bid this week, and there hasn't been a sufficient enough time to review the bids and provide a recommendation to the Council.

A motion was made by Councilmember Hughes to table the liquor store roof bids. The motion was seconded by Councilmember Devries. Motion carried 5-0.

- B. Recommendation to approve Business License for RES Specialty Pyrotechnics, Inc. for fireworks display at Lexington Fall Festival

A motion was made by Councilmember Harris to approve a business license for RES Specialty Pyrotechnics, Inc. for fireworks display at the Lexington Fall Festival. The motion was seconded by Councilmember Hughes. Motion carried 5-0.

7. MAYOR AND COUNCIL INPUT

Councilmember Devries discuss pothole on Duwayne Ave. Discussion ensued.

Mayor Kurth discusses the Lexington Fall Festival September 23rd.

8. ADMINISTRATOR INPUT

No input from the city administrator.

9. ADJOURNMENT

A motion was made by Councilmember Devries to adjourn the meeting at 7:23 p.m. The motion was seconded by Councilmember Harris. Motion carried 5-0.

