

## MEDINA CITY COUNCIL MEETING MINUTES OF OCTOBER 6, 2009

The City Council of Medina, Minnesota met in special session on October 6, 2009 at 6:03 p.m. in the Medina City Hall.

### **I. Call to Order**

**Members present:** Weir, Crosby, Smith

**Members absent:** Siitari, Johnson

**Also present:** City Administrator Chad M. Adams and City Planner Dusty Finke

### **II. Ordinance Related to Regulations of the Business Park Zoning District**

Finke provided a presentation on the draft ordinance, including several key discussion points.

General discussion was held on the approach to provide a comprehensive review of the ordinance compared to reviewing the direct requests through the text amendment application; changing the name of the district; and, possibility for utilizing payment in lieu of taxes for religious institutions when variances may be needed.

The Council agreed that the two districts as proposed were acceptable and more restrictions would be placed in the Business Park district as it would be closer to residential properties.

The Council agreed to provide revisions for minimum lot size requirements for the Business Park district to 5 acres (with 2.5 acres in an integrated development) and to 3 acres (one acre in an integrated development) for the Business district.

The Council discussed loading dock regulations and requested staff to provide more research or alternatives. General concerns discussed included: noise adjacent to loading docks and necessary setbacks; screening methods of loading docks; and, existing business ability to expand with present limitations.

The Council discussed providing more flexibility in manufacturing uses, such as semi-conductors. Staff was directed to provide some alternative language.

Discussion was held on the setbacks needed between two businesses, including setbacks from parking areas to another business, and street setbacks.

The Council agreed to a three-story, maximum 45' building height in the Business district and a maximum building height of 35' in the Business Park district.

Discussion was held on building modulation. The Council agreed to review this during the business tours.

Mayor Crosby stated his preference for not making any non-conforming or non-competitive uses with the ordinance revisions, particularly for existing businesses desiring to expand. He added the ordinance should be competitive, but not most restrictive compared to other similar communities. He noted the ordinance regulation discussion would be continued in the following regular Council meeting.

### **III. Adjournment**

The meeting was adjourned at 6:58 p.m.

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T.M. Crosby, Jr., Mayor

Attest:

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Chad M. Adams, City Administrator-Clerk