



Approved

**REGULAR MEETING
PLANNING COMMISSION
June 5, 2025**

Present: Acting Chairperson Peterfeso, Commissioners: Trivette, Meyer and Hawkinson

Absent: Chairperson Dresel, Commissioner Carlson and Weidell-LaBathe

Staff: Associate Planner Nelson

1a. Roll Call

1b. Pledge of Allegiance

Acting Chairperson Peterfeso proceeded to open the meeting at 6:30 p.m. The Pledge of Allegiance was recited.

AGENDA

Acting Chairperson Peterfeso asked if there were any changes or additions to the agenda.

Associate Planner Nelson stated City staff had received written notice from the applicant for the IUP amendments at 8920 275th St. that they wished to rescind their application. Staff is requesting the item be removed from the agenda.

Commissioner Trivette made the motion to approve the amended agenda with the removal of item 6b. 8920 275th St. IUP with Variances – Proposed Amendments, Commissioner Meyer seconded, all in favor, all ayes, motion carried.

CONSENT AGENDA

3a. Minutes of May 1, 2025

Action

Acting Chairperson Peterfeso asked the commission if there were any changes or corrections to the minutes.

Commissioner Meyer made the motion to approve the minutes for May 1, 2025, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

COUNCIL LIAISON REPORT

Commissioner Meyer stated the council had one meeting on May 27, 2025, they had approved an IUP for Lakes Area Golf Carts, a variance for a deck on Parkview Circle, and a license for Waste Management to haul commercial trash. Paula Oehme retired, and Alisa Bodell will take over part of her role and a part time position will be created for the remaining duties. A new city logo was discussed, and land was approved for purchased for a new industrial park.

COMMUNICATION

None.

PUBLIC HEARINGS: 6:35 P.M.

6a. Interim Use Permit Application –11460 Hable Lane –Brink’s Market Action

Associate Planner Nelson stated Thomas Bruce, Senior Vice President of Rice Companies, has submitted a variance application for a proposed addition to the building at 11460 Brink Ave, known as Brink’s Market. The variance application applies to following:

- Required setback to the Right of Way (ROW) to the north and the west. Zoning Code Chapter 4.3.3.F outlines acceptable setbacks. The proposed addition does not meet the setbacks to the north and west roadway. The required setback to a public Right of Way is 50’. The addition is proposed to be setback 48’ from the building to the road to the north, Lake Lane, and 36’ setback from the road to the west, Habel Lane. All other setbacks are proposed to be met by the addition.

- Maximum allowable impervious surface. Zoning Code Chapter 4.7.3.I.1. outlines the maximum impervious surface area for the property at 70%. The property currently measures at roughly 75% impervious surface area. With the addition as proposed the property would be at 82% impervious surface area.

- Required number of parking stalls. Zoning Code Chapter 6.7.Q. outlines the number of required parking stalls for businesses within the City. Based on the use of the building the required amount of parking stalls is 130. The applicant is not proposing and changes to the parking lot. The existing lot has 78 parking stalls. There is ample crossover parking in the area with 84 spaces in the adjoining lots. City staff are familiar with the market firsthand and are not able to recall not being able to find a parking space even during the busiest holidays.

The property is zoned Highway Commercial (HC) and is in the Shoreland Overlay District (SLOD). The property measures roughly 2.75 acres with a grocery store and parking lot. The proposed addition meets architectural and design standards, and staff believe there is ample parking in the area.

Commissioner Meyer made the motion to open the public hearing, Commissioner Trivette seconded, all in favor, all ayes, motion carried.

Thomas Bruce stated the addition will be an improvement. He explained the proposed 9,000 square foot addition will include new frozen and dairy sections, a sushi station, and employee facilities.

Commissioner Meyer made the motion to close the public hearing, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

Acting Chairperson Peterfeso asked for any discussion.

Planning Commissioner Trivet stated the business is a necessity for the community.

Commissioner Hawkinson agreed it has been a landmark for years.

Acting Chair Peterfeso observed that parking is never an issue.

Commissioner Meyers commented that it appears drainage is being taken care of, that covers the imperious.

Commissioner Meyer made the motion to approve the variances for 11460 Brink Ave with the one condition, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

Acting Chairperson Peterfeso stated this will move to the city council meeting on June 24, 2025.

NEW BUSINESS

7a. Design Review for Building Addition – 11460 Brink Ave – Brink’s Market Action

Associate Planner Nelson stated Roger Brink, owner of 11460 Brink Ave, known as Brink’s Market, has submitted a request for a design review to build an addition onto the existing building. The proposed addition will provide more in-store options and expand the frozen and dairy departments. The property is zoned Highway Commercial (HC) and is in the Shoreland Overlay District (SLOD). The property is being used as food market. Grocery stores are permitted in the HC district.

Zoning Code Chapter 4.3.3.D. outlines acceptable and architectural detail and exterior materials in the Highway Commercial District. Acceptable exterior materials are divided into classes and the various facades of the building must have a minimum percentage, of specific classes of material(s), required for that specific façade. The proposed addition meets the requirements for exterior materials and architectural design standards.

Commissioners noted Brinks Market’s positive impact on the area and its reputation for excellent service.

Commissioner Meyer made the motion to approve the design review for 11460 Brink Ave, Commissioner Trivette seconded, all in favor, all ayes, motion carried.

UNFINISHED BUSINESS

None.

ADJOURN

Commissioner Meyer made the motion to adjourn, Commissioner Hawkinson seconded, all in favor, all ayes, motion carried.

Respectively Submitted by:
Leah Nelson, Associate Planner