

**SHOREVIEW PLANNING COMMISSION MEETING  
July 24, 2012**

**CALL TO ORDER**

Chair Solomonson called the meeting of the July 24, 2012 Shoreview Planning Commission meeting to order at 7:00 p.m.

**ROLL CALL**

The following members were present: Chair Solomonson; Commissioners, McCool, Proud, and Thompson.

Commissioner Wenner arrived late.  
Commissioners Ferrington and Schumer arrived late.

**APPROVAL OF AGENDA**

**MOTION:** by Commissioner Proud, seconded by Commissioner McCool to approve the July 24, 2012 agenda as submitted.

**VOTE:** Ayes - 4 Nays - 0

**APPROVAL OF MINUTES**

**MOTION:** by Commissioner McCool, seconded by Commissioner Proud to approve the May 22, 2012 Planning Commission minutes as submitted.

**VOTE:** Ayes - 4 Nays - 0 Abstain - 1 (Wenner)

Commissioner Wenner arrived at this time.  
Commissioner Wenner abstained, as he was not present at the May 22nd meeting.

**REPORT ON COUNCIL ACTIONS**

**Presentation by City Planner Kathleen Nordine**

The City Council approved the following items as recommended by the Planning Commission at the June 4th Council meeting,

- Amended Comprehensive Sign Plan for Target, as recommended by the Planning Commission;
- The site and building plan review for St. Odilia's preschool playground improvement; and
- The PUD for TCF to redevelop the Sinclair site on Lexington Avenue. Approval was granted pending resolution of access issues with Ramsey County off Lexington. The issues were resolved, and TCF will dedicate additional right-of-way for Lexington and Red Fox Road. The site plan was shifted south and east, which resulted in an 11.4 foot setback from Red Fox Road and an 11.2 foot setback from Lexington Avenue.

At the City Council's June 18th meeting, the Final Stage PUD was approved for TCF.

## **NEW BUSINESS**

### **FINDING: TAX INCREMENT FINANCING PLAN FOR PROPOSED DISTRICT NO. 8 IS IN COMPLIANCE WITH CITY'S COMPREHENSIVE PLAN**

#### **Presentation by City Planner Kathleen Nordine**

State law requires that the Planning Commission issue a finding that any tax increment financing district created is consistent and conforms to the general development plans of the City. A TIF plan has been submitted for the proposed Lakeview Terrace redevelopment project, 3588 Owasso Street. The Planning Commission reviewed the redevelopment plans at its April 24, 2012 meeting and recommended approval to the City Council on the following:

- Change the designated land use from Commercial (C) to High Density Residential (RH);
- Rezone the site from Retail Service (C1) and Multi-Family Residential (R3) to a Planned Unit Development (PUD);
- Create a major subdivision preliminary plat of the property for redevelopment;
- Approve PUD Development Stage for redevelopment of Midland Plaza and construction of a new 104-unit apartment building.

The City Council will consider these requests and the TIF plan at its August 20, 2012 meeting.

TIF District No. 8 includes the all public improvement areas related to the realignment of North Owasso Street, and the site of redevelopment with a six-story, 104 unit apartment building. TIF District No. 8 will be a primary funding source for the public improvements estimated to cost in the range of \$2.9 million. TIF funding will also help with developer infrastructure costs related to underground parking for the new apartment building. The project qualifies as a Redevelopment District with a maximum life of 25 years. Without the TIF assistance, the project will not move forward. Without the new apartment building development, the public road improvements will not be done.

This redevelopment plan is part of the Shoreview Housing Action Plan for participation in the Metropolitan Council's Livable Communities Program. The Metropolitan Council awarded the City \$655,000 to assist with the redevelopment.

Commissioner Solomonson asked if the Planning Commission can make a finding of conformance with the Comprehensive Plan, when the City Council has not yet approved the proposed Comprehensive Plan Amendment. City Attorney Filla stated that the Planning Commission is being asked to agree that the proposed plan is consistent with the Comprehensive Plan.

Chair Solomonson stated that he agrees with staff that this project fits with the City's Comprehensive Plan. This redevelopment will provide housing opportunities not currently available. It is a reinvestment in a blighted area, Midland Plaza.

MOTION: by Commissioner Proud, seconded by Commissioner Wenner to adopt Resolution No. 12-61 finding that the Draft Tax Increment Financing Plan for the Proposed Creation of a New Tax Increment Financing District No. 8 for Midland Plaza Redevelopment (Lakeview Terrace) conforms to the general development and redevelopment plans of the City as described in the [proposed] Comprehensive Plan.

Commissioner Proud indicated that he added the word, "proposed" Comprehensive Plan due to the advice of Counsel.

Commissioner Wenner indicated that his seconded included the added word, "proposed."

VOTE: Ayes - 5 Nays - 0

### **MISCELLANEOUS**

#### **City Council Meetings**

No planning items are on the August 6th City Council agenda. Chair Solomonson stated that he would fill in for August 20th, if needed.

#### **Workshop**

The Planning Commission held a workshop meeting immediately following this regular meeting. There will also be a workshop meeting immediately before the Planning Commission meeting on August 28, 2012, at 6:00 p.m.

Commissioner Schumer arrived at this time.

### **ADJOURNMENT**

MOTION: by Commissioner Wenner, seconded by Commissioner Thompson to adjourn the regular Planning Commission Meeting of July 24, 2012, at 7:28 p.m.

VOTE: Ayes - 6 Nays - 0