

that this request involves the two properties located at 1055 and 1111 – 50th Street. Earlier this year Mauer Chevrolet received approval to construct a new building. After further design review, the owners would like to push the building further west which would require a property line adjustment and a conditional use permit amendment to the site plan for both properties. The boundary line adjustment can be done by an administrative subdivision which does not require any public review. They are proposing a new access point off of 50th Street to the new building. The request meets the general CUP criteria. Staff recommends approval of the request with the 14 conditions listed in the report. Staff did not hear from any of the abutting property owners.

Opening of Public Hearing

Jack Grotkin, RJ Ryan Construction, 1100 Mendota Heights Road, Mendota Heights, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Grotkin replied in the affirmative. He advised that once they laid out the proposed building, they decided to shift it west 50 feet, crossing the property line, since they own both properties. The building remains the same, just its location has changed.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a conditional use permit amendment to modify the approved site plans for a new building location for the existing automobile and off highway vehicle sales lots, for the property located at 1055 – 50th Street, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on October 12, 2020.

TITAN LAND – CASE NO. 20-24PUD

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary plat for a one lot, one outlot subdivision, a preliminary PUD for a 152-unit apartment building and 30 townhome units, and a conditional use permit for a 152-unit apartment building and 30 townhome units, for the property located at 1462 – 80th Street. 11 notices were mailed.

Presentation of Request