

City of Harrington
MINUTES
Planning Commission Meeting
August 20, 2015

A meeting of the City of Harrington Planning Commission was held at Harrington City Hall, 106 Dorman Street, on August 20, 2015 and was attended by the following: Chairman James Coudriet; Vice Chairman Jeff Rettig; Commissioner Elizabeth Brode; Commissioner William Rogers; Commissioner Stacey Sizemore; Teresa Tieman, City Manager; and Kelly Blanchies, Clerk of Council.

Also present: Debbie Pfeil, AECOM, City Planner; and Doug Liberman, Larson Engineering.

Chairman Coudriet called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was given.

Conceptual Site Plan and Lot Line Removal – Advance Auto Midway Park Center

An application by Delaware Phillips Holdings, LLC for a conceptual site plan for a 6,889 square foot retail auto parts store located on the 0.41 acre +/- parcel, zoned C3 (Service Commercial). The property is identified as MN-09-171.17-01-89.05-000 located on the east side of northbound U.S. Route 13, north of Route 14, at the southwest end of existing Midway Park Center. The applicant is also proposing a Lot line removal to join the larger Midway Park Center parcel, further identified as MN-09-171.17-01-89.00-000, a 9.99 acre +/- parcel, also zoned C3.

The City Planner stated that the application was received prior to the adoption of the new Zoning Code. The parking requirements have been exceeded. The applicant is also proposing sidewalks internally and along Route 13, which will hopefully be connected all along the highway with future development. The lot line is recommended to be removed to connect with the larger Midway Park Center. The City Planner stated that she is recommending a ground sign with landscaping, since there is good visibility on the roadway. A bench and trash receptacle has also been requested.

The City Planner stated that no vote is needed at the conceptual stage; there are recommendations only.

The City Planner stated that the front door will be facing north (towards the existing Dunkin Donuts). The south side of the building will be what drivers view as they approach on the highway.

The City Planner recommended that the concept plan move forward with comments and the review letter and that architectural elevations come back to the Planning Commission for further review. If the Planning Commission decides to approve one of the elevation plans presented, then heavy, mature landscaping is recommended.

Doug Liberman stated that the concept plan includes sidewalks and some landscaping to soften the back of the building. There is a grass area between the new store, Advance Auto Parts, and Dunkin Donuts. Curb islands are being added to the Midway Park Center parking lot to help control traffic. Sidewalks will also be added along Route 14.

Discussion occurred regarding internal sidewalks to link the sidewalks along the highway to the stores.

Vice Chairman Rettig asked about delivery trucks being able to exit the parking lot.

Discussion occurred regarding stormwater management.

Discussion occurred regarding the five elevation schemes presented. The City Planner recommended removing the false windows and breaking up the walls with details.

There being no further business, a MOTION was made by Commissioner Brode, seconded by Vice Chairman Rettig, to adjourn the Planning Commission Meeting. The MOTION passed unanimously, and the meeting adjourned at 7:18 p.m.

Respectfully Submitted,



Kelly Blanchies
Clerk of Council