

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Monday, April 16, 2007

CALL TO ORDER: Following due call and notice thereof, Member Fisch called the meeting to order at 5:30 p.m. in the Council Room, City Hall.

ROLL CALL: Members present: Mayor Michael J. Morey; Council Members Paul Fisch, Randi Vick, Gary Klug and Robert Standish (5:47 p.m.). Members absent: None. Consultants and City staff present: Joyce Iverson and Michael Gerardy. Visitors present: Billie Kittelson, Karen Rice – Haggerott, Sam Kittleson, George Kittleson and Michael Meyer.

BUSINESS ITEMS

A. PUBLIC HEARING – PROPERTY TAX ABATEMENT: Mayor Morey recessed the Regular Meeting and opened the Public Hearing. Joyce Iverson, Economic Development Coordinator, presented the Property Tax Abatement for K Properties and discussed the findings of the Caledonia EDA. She explained that K Properties is looking for a Property Tax Abatement in the amount of \$5,000, from the City and a \$30,000 loan from the EDA Revolving Loan Fund. Questions were asked about how many spaces were open for tenants and if there were definite commitments signed for the spaces available. George Kittleson, Developer, stated there will be 3 or 4 spaces available and that so far he has 1 signed commitment at this time and he was working on 2 or possibly 3 other tenants at this time. He further explained that the types of businesses will range from office space to retail businesses at this location and he was uncertain how many employees would be at each business at this time. Karen Rice-Haggerott expressed her concern about the migration of business to the highway area and wanted to be certain the Council was aware of the effects this could have on the downtown area possibly causing more empty buildings in the downtown area. She felt the Property Tax Abatement was an unfair advantage for new businesses to receive as an incentive but the Council reassured her that this is available to downtown businesses already in existence when they do a remodeling project. When all testimony was heard, Mayor Morey closed the Public Hearing and resumed the Regular Meeting, whereupon a motion was made by Mayor Morey, seconded by Member Standish, to approve the Property Tax Abatement up to but not to exceed \$5,000 for a period of 10 years. All members voted in favor and the motion was declared carried.

B. PUBLIC HEARING – ZONING APPLICATION: Mayor Morey recessed the Regular Meeting and opened the Public Hearing. Mike Gerardy, Administrative Coordinator, presented the Zoning the Application submitted by K Properties for a building to be located at 425 Vista Drive. He explained the variances needed for the building and the parking stalls and the Conditional Use Permit required. Mr. Gerardy further explained the building will be either brick or decorative split block on the exterior of the building. The new building will be set back to be almost even with the Subway store front. Mike Meyer asked about the landscaping on his side of the building and was wondering if the row of arborvitae already in place would stay there to act as a privacy barrier for his property once the building is in place. It was explained that K Properties will also be using the boulevard area in front of their property to serve as part of their parking lot, therefore encroaching on the city right-of-way. It is the understanding that if the City needs to work in the right-of-way area, K Properties will be responsible for the repair of that area. When all testimony was heard, Mayor Morey closed the Public Hearing and resumed the Regular Meeting, whereupon a motion was made by Mayor Morey, seconded by Member Standish, to approve the Zoning Application for a 50' x 70' commercial building, granting a 47' setback variance on the North (front) property line, a 35' setback variance on the South (rear) property line, a 35' setback variance on the East (side) property line, a 5' setback variance on the West (side) property line, and Required parking stall dimensions are 10' wide by 25' long. Proposed parking stall dimensions are 9' wide by 18' long, requiring variances of 1' on the width and 7' on the length; further to approve a Conditional Use Permit for multi-uses of the same structure including retails sales and office space. All members voted in favor and the motion was declared carried.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Mayor Morey and seconded by Member Standish. All members voted in favor, the motion was declared carried and the meeting then adjourned at 6:15 p.m.

Michael J. Morey, Mayor

Robert L. Nelson
City Clerk - Administrator