



**CITY OF NEWPORT  
PLANNING COMMISSION MEETING MINUTES  
NEWPORT CITY HALL  
August 9, 2018**

**1. CALL TO ORDER**

Chairperson Taylor called the Planning Commission meeting to order at 5:30 p.m. on August 9, 2018.

**2. ROLL CALL**

Present (5): Chairperson Marvin Taylor, Commissioner David Tweeten, Commissioner Anthony Mahmood, and Commissioner Saengmany Ratsabout, Commissioner Laurie Elliott.

Not Present (0): None.

**3. APPROVAL OF PLANNING COMMISSION MINUTES**

**A. Minutes** of the July 12, 2018 Planning Commission Meeting

The Commission expressed concerns regarding the accuracy and details of the minutes. Commission comments would be noted and the minutes would be updated and be presented at the next Commission meeting.

**4. CONDITIONAL UST PERMIT- Made2Live Fitness**

City Planner City Buss informed the Commission a conditional use permit application was submitted to the City for the opening of a cross-fit gym located at 785 20<sup>th</sup> Street. The application is allowed in the zoning district and fits in the comprehensive plan. The building is non-conforming but there is no plan to expand the building. There is also no negative impacts to public health and there is adequate parking available. The impacts to surrounding properties would be minimal and not present a negative impact. The conditional use permit is recommended for approval with the ten conditions listed in the resolution.

The Commission discussed the hours of operations and believes they could be extended to 5:00 a.m-10:00 p.m. on Monday thru Friday and open until 10:00 p.m. on Saturdays and Sundays. The number of parking spaces was discussed as there are other businesses located at the address. It was determined the number of spaces would be adequate based on the amount of patrons being at the gym during classes.

Bill Sumner residing at 737 21<sup>st</sup> Street expressed concern regarding exterior noise levels. The Commission was informed the noise levels would be subject to the City Ordinances.

**A. PC Resolution No. 2018-02- Made2Live Fitness**

Commissioner Mahmood motioned to approve PC Resolution No. 201-02 with the change in operating hours to be 5:00 a.m. to 10:00 p.m. Monday thru Friday and 5:00 a.m. to 9:00 p.m. on Saturday and Sunday. Seconded by Commissioner Ratsabout. Approved 5-0.

**5. LAND USE**

Planner Buss provided an update to Commission regarding the land use suggesting for the 2040 Comprehensive Plan prior to public hearing during the Council meeting. The land use west of Sterling Ave to be mixed residential, keep the area around the transit station as is but with changing the minimum desist from 30 units per acre to 20 units per acre, to change the density along the properties south of 21<sup>st</sup> Street along 7<sup>th</sup> Avenue to 7 units per acre, and some text revisions regarding how future land uses changes would happen.

Commission discussion included the amount of park land in the City. The planned park near the river is included in the park land totals as it is planned to be built by 2020. Advanced Disposal was indicated as industrial use on the land use map rather than a residential use. The location of the Community Garden was discussed as the land is owned by Washington County. The current land use description was shown as transportation and will be changed to open space. Other locations were found on the map which would be corrected prior to the public hearing.

## **6. 2040 COMPREHENSIVE PLAN**

Planner Buss described the goals set in the 2040 Comprehensive Plan which include improvements to infrastructure, development, and re-development to promote jobs and housing. Other goals are to provide greater access to the Mississippi river. Other goals are to improve the City's image and build on the current resources. Commission discussion included if there should be a change in the language of the goals in the comprehensive plan. There was no change requested.

### **A. Public Hearing Date**

Planner Buss informed the Commission the changes suggested in the comprehensive plan will be presented at the next Council meeting and recommends having the public hearing at the September Planning Commission meeting. There have been no strong comments that have been received by other communities. There has been discussion regarding the land use of the Bailey Nursery site in the event the nursery moves locations. The land use planning would be part of a joint discussion with Woodbury, Maplewood, and Newport.

The Commission discussed questions that could arise from the potential development of the Mill Pond sites. The type of housing and conservation areas if a development is built at the site were discussed as there are DNR rules that must be maintained. This would be discussed more in detail if a development plan is submitted.

## **7. COMMISSION REPORTS**

None.

## **8. NEW / OLD BUSINESS**

None.

## **9. ADJOURNMENT**

Commissioner Mahmood motioned to adjourn the Planning Commission meeting. Seconded by Commissioner Tweeten. Approved 5-0.

The Planning Commission Meeting was adjourned at 6:34 p.m. on August 9, 2018.

Respectfully Submitted:  
Travis Brierley,  
Assistant to the City Administrator

Signed: \_\_\_\_\_  
Marvin Taylor, Chairperson