



City of Greenfield
7738 Commerce Circle
Planning Commission Regular Meeting Minutes
March 12, 2024
7:00 p.m.

1. Call Meeting to Order

Chair Perry called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Commissioners present: Alholinna, Jones, Jeska, Kohnen, and Perry

City Staff present: City Planner Brad Scheib and Zoning Administrator Daniel Van Holland

4. Approval of Agenda

MOTION by Jones to approve the agenda, seconded by Alholinna. All voted in favor. Motion carried 5-0.

5. Approval of Minutes of the December 12, 2023, Planning Commission Meeting

A revised version of the minutes was distributed on March 11, 2024. Van Holland asked the Commission to provide direction on how they prefer the minutes to be recorded.

The Commission discussed the importance of accurately capturing the discussion held versus importance of capturing the action over the discussion. The Commission agreed that more detail should be provided and, going forward, staff should provide more than was in the original but less than in the revision. Clarification regarding the friendly amendment on item 7 of the February 13, 2024, was requested and provided.

MOTION by Jones to approve the revised Minutes as received on March 11, 2024, seconded by Kohnen. All voted in favor. Motion carried 5-0.

6. Approve a Final Site/Building Plan for 7750 69th Ave N

Van Holland presented the staff report to the Commission.

Jones expressed concerns on the existing basin's ability to handle stormwater runoff from the project, an opaque fence preventing emergency services from seeing the property from the street and inquired if the landscaping along the street should be enhanced. Staff confirmed the basins can handle the loads and that the fence and landscaping changes could be conditions of approval.

Koehnen expressed concerns regarding the lack of utility connection, the low number of available parcels that could be connected, and if the number of mini-storage uses can be limited. Jones inquired as to the remaining lots with potential water/sewer connections and if an overlay could be created to limit uses that do not connect. Staff stated that storage uses do help



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declutter the community, more utility-ready parcels may become available, though the number is low, and that a policy could be created for the industrial park requiring utility connections.

Applicant, Erick Zendher, was in attendance, via zoom. He stated that the fence is an easy adjustment, he is open to providing parking spaces, and he understands the lack of utility connection is a concern but that his proposal is better for the city than a vacant lot.

Kohnen expressed concerns regarding the aesthetics of the proposed facility. Jones inquired how hazardous materials will be kept off site and how the proposed trees will be maintained without utility connections. Applicant Zehnder expressed openness to a more appealing design, confirmed that rental agreements will disallow hazardous materials, and that he is open to connecting to water for irrigation purposes. Staff confirmed that the performance surety will ensure that the proposed landscaping is properly placed and maintained.

Jones inquired if trees can be planted in buffer strips and expressed concerns with compatibility of the trees and soils in the buffer strips. Staff confirmed that the planting would be permissible, and that the applicant is responsible for ensuring that the trees will grow.

Alholinna requested clarification regarding the possible changes to the fence and landscaping enhancement. There was consensus that this would be a better alternative to an opaque fence.

MOTION by Alholinna to approve with the following conditions: 1) the fence abutting the south lot line, along 69th Ave N, not be screened or opaque to ensure a clear line of sight for emergency services. In lieu of screening, landscaping be enhanced where reasonable; 2) two to four parking spaces be provided on-site for guest or maintenance vehicle parking; 3) that the existing easements be modified through the vacate process, to be commenced by staff upon receipt of a vacate petition and survey AND pending input from the Watershed District OR that the design be modified so as not to impact the easement areas; and 4) any requirements or standards from the Pioneer-Sarah Creek Watershed District be followed, seconded by Jones. Motion carried 4-1, with Kohnen dissenting.

7. Adjourn

MOTION by Jones to adjourn, seconded by Kohnen. All voted in favor. Motion carried 5-0.

The meeting adjourned at 7:58 PM

Attest: Daniel Van Holland, Zoning Administrator

Chair Brek Perry