



**PLANNING COMMISSION  
REGULAR MEETING  
ANOKA CITY HALL  
Tuesday, January 4, 2022  
5:00 P.M.**

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Oaths of Office** (Bonthuis, Kjonaas, Nemeć)
- 4. Appointment of Officers** (Chair, Vice-Chair, Parking Advisory Board)
- 5. Approval of Minutes**
  - a. December 7, 2021 Regular Meeting
- 6. Old Business**
  - a. None
- 7. New Business**
  - a. None
- 8. Public Hearings**
  - a. None
- 9. Miscellaneous**
  - a. Next meeting, Wednesday, January 19, 2022, 7 p.m.
- 10. Adjournment**

**WORKSESSION FOLLOWING ADJOURNMENT OF REGULAR MEETING  
HELD IN WORKSESSION ROOM**

**Agenda: Discussion on 2021 Accomplishments and 2022 Goals**



Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager's office at (763) 576-2710 to make arrangements.

NOT APPROVED  
ANOKA PLANNING COMMISSION  
REGULAR MEETING  
ANOKA CITY HALL  
TUESDAY, DECEMBER 7, 2021  
7:00 P.M.

CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Karna Brewer, Borgie Bonthuis, Nancy Coleman, Shari Nemec, and Peter Rech

Planning Commissions absent: James Cook.

Staff present: City Planner Clark Palmer

APPROVAL OF MINUTES:

- a. Approval of November 3, 2021 Regular Meeting Minutes

**MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO APPROVE THE MEETING MINUTES OF NOVEMBER 3, 2021, REGULAR MEETING.**

6 ayes – 0 nays. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

None

PUBLIC HEARINGS ON NEW APPLICATIONS:

**A2021-017, Zoning Text Amendment; Chapter 78, Art. V, Div. 3, Section 78-265(c) and Chapter 78, Art. V, Div. 3, Section 78-265 (i) (adding the use of Boutique Online Auto Sales Office and Showroom as a conditional use in the B-1 Highway Business District and adding specific conditional use permit standards)**

City Planner Palmer reported the applicant, Star Auto Sales Inc./Eugene DuBois, is seeking a zoning text amendment to allow the establishment of a business at 901 Highway 10. The applicant describes the business as a small specialized online auto sales dealer with showroom by appointment only. The subject property is located within the B-1 Highway Business District. The current zoning code would allow the use with a Conditional Use Permit (CUP) but requires a minimum 1.5-acre lot. This use however differs from a traditional auto sales lot in that no vehicles are displayed for sale outside (they are only displayed and advertised online) and showings are by appointment only. He reviewed the text amendment the applicant is requesting. He stated that if the Commission considers recommending approval of the proposed text amendment, staff further recommends amending the code to include the specific conditional use permit standards as noted in the staff report.

Chair Kjonaas asked if this type of business requires the applicant to be licensed to sell vehicles.

City Planner Palmer confirmed that the State requires licensing.

Commissioner Rech asked if a different word should be used in place of boutique.

City Planner Palmer stated that boutique means small and specialized, therefore that was a good word, but it could be replaced.

Commissioner Rech suggested changing the language to small specialized rather than boutique. The Commission supported that change.

Commissioner Brewer asked if the applicant is aware that they would have a chance to respond to staff about these suggestions.

City Planner Palmer commented that he worked closely with the applicant to draft the proposed language. He stated that he also discussed the Conditional Use Permit standards for other auto related uses in order to draft potential standards for this use.

Eugene Dubois, applicant, stated that he came to staff with the suggested language of boutique because it means small and specialized. He stated that he began in the auto business 32 years ago in the building next to Hans Bakery. He stated that he has a good clientele base and enjoys the one-on-one business. He stated that he is highly specialized, hand selecting each of his vehicles, and selling premium vehicles at a premium price. He stated that he has an A+ business rating, which is rare in this industry. He welcomed any questions from the Commission.

City Planner Palmer asked the applicant to speak about how he would prepare the showroom.

Mr. Dubois stated that his business is by appointment only. He stated that he is a retro guy and would create a retro, comfortable atmosphere.

Commissioner Nemec asked if the business in Ramsey was an auto related business.

Mr. Dubois confirmed that he operated Star Auto and Truck Sales in Ramsey.

Commissioner Nemec asked if the specialized vehicles are purchased or consigned.

Mr. Dubois stated that he purchases some vehicles and also sell vehicles of clients. He stated that he has a substantial client base, and they reach out to him asking for specific vehicles. He stated that six to eight vehicles per month in sales is a comfortable level for him. He commented that he would like to have the indoor space for his vehicles, but many of the vehicles are presold. He stated that he acquires vehicles through credit unions, auctions, and private parties.

Commissioner Brewer stated that she has trouble visualizing where vehicles are stored and where they are displayed.

Mr. Dubois commented that he likes low overhead and personal business. He stated that he purchases vehicles that his clients like.

Commissioner Brewer commented that she understood that the vehicles go into bays from the bay of the building, but people come in the front of the building on the upper level.

Mr. Dubois commented that there is a driveway that goes to the back of the building for customers.

City Planner Palmer commented that vehicles are stored and displayed in the same space, which he called the display area or showroom.

Chair Kjonaas opened the public hearing at 7:18 p.m.

No comments made.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 7:19 p.m.

Chair Kjonaas commented on the change in language from boutique to small specialized.

**MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER BONTHUIS, TO RECOMMEND APPROVAL OF THE TEXT AMENDMENT AS PRESENTED, INCLUDING THE CHANGE FROM “BOUTIQUE” TO “SMALL SPECIALIZED” IN THE B-1 HIGHWAY BUSINESS DISTRICT.**

6 ayes – 0 nays. Motion carried.

MISCELLANEOUS:

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Next work session will be Tuesday, December 21<sup>st</sup> at 5:00 p.m. Location to be determined.

ADJOURNMENT:

**MOTION WAS MADE BY COMMISSIONER COLEMAN, SECONDED BY COMMISSIONER NEMEC, TO ADJOURN THE MEETING.**

6 ayes - 0 nays. Motion carried.

Time of adjournment: 7:21 p.m.

Submitted by: Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*