



CITY OF NEWPORT
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Commissioner:	Brandon Leyde	City Administrator:	
Commissioner:	Maria Bonilla	Asst. to the City Admin:	Travis Brierley
Commissioner:	Anthony Mahmood	City Planner:	Nathan Fuerst
Commissioner:	Tami Fuelling	Council Liaison:	Marvin Taylor
Commissioner:	Michael Kermes		

**PLANNING COMMISSION AGENDA
SEPTEMBER 13, 2022 – 5:30 PM**

1. CALL TO ORDER
2. ROLL CALL
3. MEETING MINUTES
 - A. July 12, 2022
4. CORRIDOR VISION PLANNING
5. COMPREHENSIVE PLAN UPDATE
6. COMMISSION REPORTS
7. ADJOURNMENT



**CITY OF NEWPORT
PLANNING COMMISSION MEETING MINUTES
NEWPORT CITY HALL
July 12, 2022**

1. CALL TO ORDER

Chair Brandon Leyde called the Planning Commission Meeting to order at 5:30 p.m. on July 12, 2022.

2. ROLL CALL

Present (4): Chairman Brandon Leyde, Commissioner Maria Bonilla, Commissioner Anthony Mahmood, and Commissioner Tami Fuelling

Not Present (1): Commissioner Michael Kermes

3. MEETING MINUTES

A. June 14, 2022

Commissioner Mahmood motioned to approve the Planning Commission Meeting Minutes from June 14, 2022. Seconded by Commissioner Fuelling. Approved 4-0.

4. PUBLIC HEARING- Sign Ordinance

City Planner Nathan Fuerst stated the zoning text amendment was initiated by Vollrath at 910 Hastings Avenue. Vollrath would like to display a large banner to advertise for employment. The banner is 50' long by 63" tall. They would like the banner displayed for six months to one year. Staff reviewed and found the banner is too large, the duration too long, and not permitted in our city code for temporary signs. Planner Fuerst explained the proposed revisions for banners include they would only be permitted in business districts, the banners must be affixed to a façade, and the maximum duration is no longer than six months.

Chair Leyde opened the Public Hearing for the Sign Ordinance at 5:41 p.m. on July 12, 2022.

Bill Sumner, residing at 737 21st Street, addressed the Commission. Mr. Sumner stated the city is working to be more flexible with the ordinance and supporting businesses and the six-month duration for temporary signs seemed reasonable. Mr. Sumner stated he would support the city allowing an appropriately sized sign in good condition to be temporarily affixed to a business in the business district.

Planner Fuerst stated the six-month duration would be specifically for banners. The city is not proposing to change the ordinance for temporary signs, which are limited to thirty days. Assistant to the City Administrator Travis Brierley stated all signs need to be in good condition and maintained.

Chair Leyde closed the Public Hearing for the Sign Ordinance at 5:45 p.m. on July 12, 2022.

Chair Leyde inquired the difference between approving this ordinance and what is currently allow for permanent wall signs. Planner Fuerst stated we have a distinction between a temporary sign and a permanent sign. Permanent signs would still be limited to the wall sign standards of 150 square feet. A business could have their current wall sign and add a temporary banner but would be limited to all wall signage under 20% of the façade.

Chair Leyde inquired if the city would require a permit so we can control when the banner was installed and its condition. Assistant Brierley stated we currently do not require permits for temporary signs. The city has the right to enforce its ordinance, which includes our zoning code. The city could request some type of application be filled out for a banner.

Chair Leyde inquired what stops someone from changing the sign slightly or taking it down for a day and putting it back up. Assistant Brierley stated we would limit the duration per calendar year.

Commissioner Mahmood inquired if the 20% coverage of the façade included the entire property or each tenant's space. Assistant Brierley stated it would be for the entire property.

Commissioner Fuelling motioned to recommend Council approve the zoning text amendment as described by staff with amendments to include the 12-month calendar duration and a review process. Seconded by Commissioner Bonilla. Approved 4-0.

5. PUBLIC HEARING- Comprehensive Plan Amendment

Planner Fuerst stated the Met Council is currently reviewing the city's amendment to its comprehensive plan which was approved in March 2022. In the review was the Newport transition station and the future land use guidance for that area. The Met Council identified an inconsistency between the adopted Met Council housing policy and the city's adopted 2040 plan. Specifically, this inconsistency is related to some of the tools that are identified by the city as ways to address needs for affordable housing. The Met Council identified several bullet points for the city to include in its comp plan table 9-7. Staff recommends approval of the draft amendment.

Chair Leyde opened the Public Hearing for the Comprehensive Plan Amendment at 6:03 p.m. on July 12, 2022.

Mr. Sumner stated he agrees with the comprehensive plan amendment so the city would be in full compliance with the Met Council.

Chair Leyde closed the Public Hearing for the Comprehensive Plan Amendment at 6:05 p.m. on July 12, 2022.

Commissioner Bonilla wanted to clarify that the Met Council made these recommendations but does not require us to adopt. Planner Fuerst stated the city was one of the first ones that had its comprehensive plan reviewed and approved by the met council back in 2018 on the basis that we were substantially conforming. They are now requiring full conformance.

Commissioner Mahmood inquired what kind of funding we could get from the Met Council. Planner Fuerst stated the Met Council has several different grant programs that are often for developments.

Commissioner Bonilla motioned to recommend Council approve the comprehensive plan amendment. Seconded by Commissioner Fuelling. Approved 4-0.

6. COMMISSION REPORTS

None.

7. ADJOURNMENT

Commissioner Mahmood motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Bonilla. Approved 4-0.

The Planning Commission meeting was adjourned at 6:11 p.m. on July 12, 2022.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Brandon Leyde, Chairman



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MEMORANDUM

Memo Date: September 8, 2022
Meeting Date: September 13, 2022
To: Newport Planning Commission
From: Nathan Fuerst, AICP, City Planner
Subject: Corridor Study Discussion – 7th Avenue
Action Requested: Receive presentation from staff and provide feedback.

Background

The reconstruction of Highway 61 in 2000, bisected the City of Newport. After the 61/494 project, the Red Rock Corridor Commission was founded, which ultimately resulted in the establishment of the Newport Transit Station. At that time, the City revisited land use patterns in the eastern and western halves to combat loss of tax revenue generators such as commercial uses. In 2011, the City received a “Livable Communities Demonstration Account” (LCDA) grant from the Met Council to perform studies ultimately leading to the *Red Rock Corridor Redevelopment Plan* for areas surrounding the Newport Transit Station.

The Red Rock Corridor Redevelopment plan envisions a mixed-use district surrounding the Newport Transit Station, which would include properties which are currently residential, commercial, and industrial. The River Development Overlay District requires that redevelopment in these areas follow the City’s established vision for this area.

The City has established a clear vision for the Red Rock Gateway but has spent less time considering how it will transition into, and interact with, the rest of the community.

The 7th Ave. Mixed-Use Corridor

The 7th Avenue corridor begins in Newport with the parcels in the Red Rock Gateway area. It runs south along 7th Avenue until meeting with the Glen Rd. Interchange. Along this stretch of 7th Avenue, there exist a number of large or commonly owned parcels that are situated for redevelopment in the coming years. At present, the City’s adopted zoning code, comprehensive plan, and market studies do not provide strong guidance regarding the vision for these parcels.

Why Consider a Corridor or Small Area Plan?

Staff are bringing this area to the Commission’s attention after several discussions with property owners or potential users of sites along the 7th avenue corridor. In creating a vision for this corridor, the City will communicate to the public what types of uses and forms of development are desired along this corridor.

Name: Corridor Study Discussion – 7th Avenue

Date: September 13, 2022

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Planning Commission Discussion

Staff are looking for feedback from the Planning Commission about this potential effort. The following questions are suggested to provide for input necessary to consider how best to approach this.

- How well does the Planning Commission feel that this area has been guided by the City’s current adopted plans or policies?
- Do you feel that there is a defined vision for the area?
- What are the major issues or challenges along this corridor?
- What types of development would be compatible with the surrounding uses?
- What is the appropriate mix of commercial and housing development?
- Are there any infrastructure needs/deficiencies (sidewalks, streetscapes, utilities, roads, etc.)
- What level of community engagement would be preferred?
- Are there any parking concerns or constraints in this area?
- Would a market study be needed?
- Is there any interest in building on to, or revisiting, the Red Rock Corridor Study? (Newport Transit Station Area)

Action Requested:

Review the staff memo, Comprehensive Plan, MX-3 zoning district requirements, and provide feedback to staff.

Resources Used:

- City of Newport 2040 Comp Plan (see pg. 42-43) – [link here](#)
- City of Newport, City Code Sec. 36-23. – Specific intent of the MX-3, General Mixed Use District – [link here](#)
- City of Newport, City Code Sec. 36-241. Uses in the Nonresidential Districts – [link here](#)