

MINUTES OF PLANNING COMMISSION MEETING

July 11, 2011

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of July, 2011 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Nelson, Borgstrom, Dean, Sannes, Ferris and Egger.

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin, Deputy Clerk Linda Rappe

CALL TO ORDER: Chairman Nelson called the meeting to order at 6:30 PM.

MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS: Dean made a motion to approve the minutes from June 13, 2011, Sannes seconded. All Ayes.

TIF AMENDMENT RESOLUTION: Economic Development Director, Mike Martin, stated that the Planning Commission must pass this resolution before the City Council can amend the resolution. The City Council wants to modify the district to use the excess funds created by this district on the 16th street bridge replacement and expansion. If the funds are not used for infrastructure within the next year and a half then the money goes back to the County for distribution among the county, the city and the school district. Commissioner Borgstrom asked how much money we are talking about and the answer is right around \$200K. Commissioner Borgstrom wanted to know if we could use the money to attract other businesses to Kasson. Martin stated that this could only be used for infrastructure and we don't have any projects on the horizon at the moment. Martin stated that this is the last TIF district that was set up this way since laws have changed TIF districts are not allowed to be set up this way anymore. Commissioner Borgstrom wanted to know if there were other options for financing 16th street and if we can keep it and use it for another project. Chairman Nelson stated that the Council has looked at financing options for 16th street but this looked like the best one and there are no other street projects on the horizon until 2014 and by then we would lose the money. Commissioner Borgstrom would just like to explore this a little further and see what other options are out there to use it for. Commissioner Ferris asked if the Library would have a tangible plan to use this money. Nelson stated that they do but the old school is sitting on the property and the property is already served by infrastructure so this could not be used for that and by the time they are ready the time would be expired for this money.

MOTION TO RECOMMEND APPROVAL: Motion by Sannes, second by Egger to recommend approval of the TIF Amendment Resolution submitted in the packets.
All Ayes.

STATE SHUTDOWN IMPACTS: Martin stated that the City has made a contingency plan for electrical inspections. Other than the electrical inspections the City has not seen a major impact from the State shutdown.

ELEVATION ORDINANCE DISCUSSION: There have been many complaints this year of running water through people's yards. Other cities have dealt with this by having all homes direct all runoff to the street. This would involve grading plans for all developments, which we already require for new plats, but the difficulty comes in when people landscape or build

additional structures on their property. This would be an additional cost for building inspections, and it would require permits for landscaping and go through elevation analysis. These are currently civil lawsuits and implementing an ordinance would then make it the City's concern. Planning Commissioners are concerned with what this would do to staff time and the regulating and enforcement of this ordinance.

The Planning Commission is interested in seeing some ordinances regarding elevations from other towns and they would also like to compare what other cities have as setbacks for lots.

OTHER BUSINESS: 16th Street is on hold until the state gets back to work but the city is doing everything it can to be ready when that time comes.

Due to some absences for the regularly scheduled August 8th meeting the Commissioners decided to reschedule the regular August meeting to August 15, at 6:30 at City Hall.

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:25 PM

Respectfully submitted,

Linda Rappe, Deputy Clerk