

MINUTES OF PLANNING COMMISSION MEETING
September 14, 2020

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 14th day of September, 2020 at 6:30 PM

THE FOLLOWING WERE PRESENT: Commissioner Ferris, Commissioner Tinsley, Commissioner Thompson, Commissioner Burton, Commissioner Torkelson and Commissioner Fitch

THE FOLLOWING WERE ABSENT: Commissioner Zelinske

THE FOLLOWING WERE ALSO PRESENT: Clerk Rappe, Engineer Theobald, Brad Scheib – HKgi, Rich Massey, Bobbi Jo Wood, Chad Stannard and Tim O’Morro

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – JULY 13, 2020 - Commissioner Tinsley name is misspelled. **Motion to accept the minutes as corrected made by Commissioner Burton, second by Commissioner Fitch with all voting Aye.**

PUBLIC HEARING BIGELOW VOIGT 8TH SUBDIVISION FINAL PLAT – Brad Scheib from HKgi, gave background on plat. Planner Scheib walked through changes from preliminary plat.

Public Hearing opened

No comments

Public Hearing closed

Commissioner Burton asked about depth of pond and do we need to fence it? Mr. Massey stated that typically it will be 3 feet or less. Engineer Theobald stated that Minnesota Storm Water Management states to not fence storm water ponds and the MN DoT’s Trail Manual requires an additional 5 feet on either side of the trail.

Motion to Approve the Final Plat of Bigelow Voigt 8th Subdivision made by Commissioner Burton, second by Commissioner Torkelson with All Voting Aye.

PUBLIC HEARING MEADOWBROOKE SECOND PRELIMINARY PLAT AND FINAL PLAT– 4 and 5 will be held together. This was previously approved in September 2017 but was not filed since the storm water pond issue had not been worked out until now. Mr. Scheib showed the concept plan and that this has consideration as to how it connects to East Diamond Park. The details in the documents in the packet refer to the storm water pond, this is consistent with the Comprehensive Plan and meets the zoning code for lot size and density. The trail would run on the west side of 14th Ave NE and would be a 10 foot trail/sidewalk which is not ideal to have a trail across that many driveways. Engineer Theobald stated that the pond will be phased as the development grows.

Public hearing opened

No comments

Public Hearing Closed

Motion to Approve the Preliminary and Final Plats of Meadbrooke Second Subdivision made by Commissioner Burton, second by Commissioner Tinsley with All Voting Aye.

PUBLIC HEARING UPDATED KASSON ZONING CODE – Mr. Scheib stated the staff summary of the zoning code amendments and the changes in zoning are included in the packet. We are taking an action where we are repealing something and replacing it with something new. Zoning ordinances get amended from time to time and we must be willing to accept changes as they come forward.

Public hearing opened

No comments

Public Hearing closed

The Planning Commissioners were uncomfortable that there are no comments from the public and that there is no public in attendance for this hearing. They would like the notice in the City Newsletter and table this to the next meeting to be able to get more exposure. Mr. Scheib showed the major changes in zoning. Staff will do additional blast outs in social media and will reach out to properties affected by the major changes. Mr. Scheib suggested to table action on this and we can re-open the public hearing at the next meeting.

Most changes are procedural.

Motion to Table until October made by Commissioner Thompson, second by Commissioner Burton with All Voting Aye.

TABLED CONDITIONAL USE PERMIT CHAD STANNARD STORAGE UNITS – Clerk Rappe gave background. Commissioner Burton asked if the Commissioners were comfortable with the information submitted. Mr. Stannard stated that his plan is to have security on the one entrance but no fence. Commissioner Thompson stated that the challenge is that with no fence there is not security. Mr. Stannard stated that there is a specific contract with liability issues stated, the vehicles, RV's and boats must be drivable and licensed. Chairman Ferris stated that we can include in the conditions that if this becomes a nuisance or police are being called that this could be stopped.

Motion to Approve with noted three conditions in the staff report and the additional condition addresses potential security concerns as drafted by City staff and City Attorney made Commissioner Torkelson, second by Commissioner Burton with All Voting Aye.

OTHER – Clerk Rappe stated that although October 12 is Columbus Day, the City offices do not close that day and we will meet as scheduled.

ADJOURN 7:17PM
Respectfully Submitted,

Linda Rappe, City Clerk