



**MINUTES OF THE PROCEEDINGS OF THE PLANNING
COMMISSION OF THE CITY OF STACY IN THE COUNTY
OF CHISAGO AND THE STATE OF MINNESOTA
PURSUANT TO DUE CALL AND NOTICE THEREOF**

**REGULAR MEETING
OCTOBER 16, 2012, 7:00p.m.
STACY CITY HALL**

Call to Order

The Planning Commission was called to order by Chair Jim Ness at 7:00pm. Chair Jim Ness announced that alternate Tony Olivolo will be a full voting member in the absence of the full regular commission.

Roll Call

Present: Jim Ness, and Dan Winberg
Present Alternates: Tony Olivolo
Absent: Jim Kultala, and Jim Clay
Absent Alternates: Mark Utecht
Others Present: Mark Ness, Charles Lucia, and Peter Grundhoefer

Additions to the Agenda

Additions to the agenda:

- Correction to the agenda Item 7A should say Acting Chair not Co-Chair
- Foxtail Woods 3
- Alternate Member Attendance

Motion by Tony Olivolo to approve the agenda as amended. Second by Dan Winberg. Tony Olivolo, Dan Winberg, and Jim Ness voted yes. Chair Jim Ness declared the motion carried.

Approval of Minutes

Motion by Jim Ness to approve the minutes as presented. Second by Tony Olivolo. Jim Ness, Tony Olivolo, and Dan Winberg voted yes. Chair Jim Ness declared the motion carried.

Public Hearings

**Public Hearing – Hockey
Arena Subdivision 7:05-
7:06pm**

Chair Jim Ness recessed the Planning Commission meeting and opened the Public Hearing from August 8, 2012, continued to August 21, 2012, and September 18, 2012. He then closed the public hearing as there was no plat presented for review. Chair Jim Ness reopened the Planning Commission meeting.

If the North Branch Hockey Association wishes to move forward they will need to start back at the beginning of the process.



New Business

Appointment of Acting Chair

Chair Jim Ness stated that he has assumed the role as Chair during the leave of absence of Mark Ness for about six months. This created a vacancy in the Acting Chair position; the commission can handle it in a couple ways: appoint an acting chair for the six months or have the clerk call the meeting to order in the absence of the chair and ask for a motion of the members present to elect someone to run the meeting at that time.

The commission agreed to the second option, the clerk will call the meeting to order in absence of the chair. The first order of business will then be to elect a chair of the members present.

Old Business

Sale of Produce on City Property

Mr. Grundhoefer presented a draft code update for the commission's review. Several items were noted:

1. The commission does not want to limit property owners from selling on their own property.
2. There appears to be three categories to address:
 - Produced on your own property and sold on your own property.
 - Grown somewhere else and sold on your property.
 - Sold on city property.

From a permitting stand point: if someone wants to sell on city property then they need some type of basic permit; registration only permit. The produce being sold on city owned property needs to be grown within five (5) miles of the city.

The commission determined that the only feasible spot at this time is Doyle Memorial Park; the other parks do not accommodate parking.

The Park Zoning District will also need to be reviewed to accommodate farmer's market type activities.

The city attorney will prepare revisions to the draft.

Garages in the Mobile Home Park Zoning District

Chair Jim Ness spoke with the fire chief, Mr. Olson said that if the city makes the setback six feet from your own structure he will deal with it but prefers ten feet. Chair Jim Ness stated that our responsibility is to assure safety of all residents and emergency staff; it isn't our job to let them have garages in the mobile home park district. His priority is to protect everyone first.

If a mobile home has a deck, would the setback be calculated

from the home or the deck? Mr. Grundhoefer said it would be calculated from the deck. The deck is considered attached if it is actually attached or not. Mr. Grundhoefer checked state statute and it requires ten feet between sides of adjacent homes including their attachments.

The commission decided that ten feet would be the setback for garages in the mobile home park zoning district; that includes from the neighboring structure and same lot structure.

The clerk was asked to check with the building inspector regarding state law regulating fire resistant materials.

The wording regulating mini-storage in the mobile home park zoning district, as presented by the city attorney was approved. He will update the draft regulating garages.

Wind Turbines

No action at this time.

Private Wells

The commission reviewed the draft ordinance update as presented by Mr. Grundhoefer; it was forwarded to the city council for approval.

The clerk was directed to prepare sample bills for business properties. She will prepare sample bills for 100,000 – 1,000,000 gallons use. Sales tax will be included.

Curb Stops

Mr. Grundhoefer will forward the proposed ordinance to the city engineer for review prior to presentation to the city council.

Parking Setbacks

Chair Jim Ness talked to the fire chief about the parking of vehicles next to a home and he said that a ten foot setback would be appropriate.

The commission stated that they would like to see the parking setback established from someone else's structure; not your own. Nonconforming uses may be present; however, they cannot be expanded once the ordinance is in place.

Mr. Grundhoefer was directed to prepare a draft code update.

Foxtail Woods 3

The clerk was contacted by a developer who is interested in re-platting Foxtail Woods 3 into single family lots. Can they combine the preliminary and final plat? The commission said no.

Alternate Meeting Attendance

In the absence of a full regular commission it is encouraged for the alternates to attend the meetings; Chair Jim Ness stated he would alternate between the alternates who would be a full voting member, in the case of a full commission.

Outdoor Furnaces

Chair Jim Ness said that he doesn't want to regulate any more than we have to. However these can be an issue in residential and mobile home park zoning districts because of the close proximity.

The commission will review the sample ordinances from other cities. The clerk was asked to contact the city attorney to see where outdoor furnaces would fit in the city code.

December Planning Commission Meeting

The December 18th Planning Commission meeting is cancelled; there will be a potluck for staff, Planning Commission, and City Council.

Meeting Attendance

Member Tony Olivolo said that he applied to be on the Planning Commission, and he is an alternate. He's here every month and voting; he wishes other members would take being here more seriously.

Adjourn

Chair Jim Ness Declared the meeting adjourned at 8:48pm.

Sharon MT Payne