



**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
FEBRUARY 16, 2016, 7:00p.m.
STACY CITY HALL**

Call to Order

The meeting was called to order by Chair Ness at 7:00pm.

Roll Call

Present: Jim Ness, Mark Ness, Jim Clay, and Dennis Thieling

Alternates Present: Tony Olivolo, and Michelle Boeck

Absent: Shirley Hockensmith

Others Present: None

Chair J. Ness declared that Ms. Boeck would be a voting member tonight in absence of Ms. Hockensmith.

Agenda

Addition to the agenda, Ordinance 31.03 Planning Commission Organization.

Motion by Clay to approve the agenda as amended. Second by Thieling. Clay, Thieling, Boeck, J. Ness, and M. Ness voted yes. Chair J. Ness declared the motion carried. Alternate Olivolo voted yes.

Approval of Minutes

Motion by Clay to approve the minutes as presented. Second by M. Ness. Members Clay, M. Ness, J. Ness, Boeck, and Thieling voted yes. Chair J. Ness declared the motion carried. Alternate Olivolo voted yes.

New Business

**Schneller Property, 30138 Forest
Boulevard**

Mr. Perry Schneller asked the clerk if he could put a semi-trailer or storage pod on his property. He has someone interested in purchasing his property that would require this use.

The member's said that Mr. Schneller would have to demonstrate that the business requires outside storage. Parking requirements may be an issue also.

The clerk will communicate to Mr. Schneller that he needs to prove that the use requires outside storage. They cannot just get a conditional use permit for outside storage.

**Ordinance 31.03 Planning
Commission**

Chair J. Ness said he wants to give the alternates an opportunity to vote, as the current members are good at attending the meetings; he also said that nothing in the code prevents an alternate from service as the chair or co-chair.

It was decided that the alternates would vote and be recorded but would not be included in the "official" vote on a motion unless that are voting in absence of a regular member.

Old Business

Fence Ordinance

The commission reviewed the draft ordinance and asked that vinyl be added to Section (B) Materials. The public hearing was set for March 15, 2016, at 7:05p.m.

Sidewalks in New Developments

The commission determined the following:

- Require sidewalk on both sides of the street in all zoning districts
- Block length, anything over 600 feet requires a sidewalk
- Boulevard, green space between sidewalk and the street should be five (5) feet

The clerk will ask Mr. Carlson to review for the next meeting.

Accessory Dwelling Units

The commission decided to have the ordinance drafted to include the following conditions on accessory dwelling units:

- Only detached are allowed
- Required connection to water and sewer
- Maximum 500 square feet
- Can't be an RV, or mobile home
- The unit to be used by a family member, healthcare provider, or nanny. The unit is not to be an income source.
- Require an interim use permit
- Require a foundation? (The clerk will ask Mr. Kramer and Mr. Carlson for their input).
- Allow in R1 (Single Family Residential) and R2 (One and Two Family Residential), and Agriculture zoning districts only.

The commission is not going to review at this time a "tiny house" as a principle use.

Interim Use Permits

No update tonight, waiting on Mr. Carlson's report.

Dog Ordinance

The clerk was directed to clarify Section Kennels (A) No person or persons shall keep a combination of more than three adult dogs/cats at a premises.

Comprehensive Plan

The consensus of the commission is to keep the review of the Comprehensive Plan at every two years.

The commission begin the review of the plan and the following should be noted:

- The entire section "Introduction and Purpose" needs to be rewritten.

- **Land Use**

Goals:

~~Plan for orderly growth in developing areas outside the City boundary in a logical, phased manner.~~

Policies:

~~Plan land uses and provide city services to the developing areas in the south end of the City as it is likely the first area outside the City to develop.~~

Create additional pedestrian connections to the proposed Rushline station area site. *(review this further)*

- **Public Services**

Goals:

~~Improve the City's potable water supply by lowering the concentration of Radium currently in the City's drinking water.~~

Policies:

~~Explore cooperative agreements with other units of government which will promote the disposal of solid wastes rubbish and hazardous material at acceptable costs.~~

- **Community Design**

Policies:

~~Support the North Branch Area Hockey Association's effort to create a hockey arena and expand ice skating opportunities in the region. Re-write for generic content.~~

- **Energy**

Policies:

~~Seek LEED (Leadership in Energy and Environmental Design) or other third-party verified green building certification for the construction or remodeling of any city-owned property.~~

~~Conduct performance audits on city buildings to identify potential cost savings using MN RETAP (Minnesota Retired Engineer Technical Assistance Program) or other service.~~

~~Encourage the use of LEED or Minnesota B3 Sustainable Building guidelines for new private development.~~

- See how Greenstep Cities fits into the energy section.
- Have the History Committee review the Background.
- Update the demographics table for 2000-2015.

Open Discussion

Member Olivolo said that in researching information for the dog ordinance he contacted several area cities and the staff gave him "I don't know" responses. He said at least when you call our office you get an answer.

Adjourn at 9:13p.m.

Chair Ness declared the meeting adjourned at 9:13p.m.

Sharon MT Payne