



**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  
MARCH 18, 2014, 7:00p.m.  
STACY CITY HALL**

**Call to Order**

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

**Roll Call**

**Present:** Jim Ness, Jim Clay, Tony Olivolo, and Dennis Thieling  
**Absent:** Dan Winberg  
**Others Present:** Peter Grundhoefer, Kathy Casiday, Mike Casiday, Tina Goodroad, Jack Kramer, and Terry Rothenbacher

**Additions to the Agenda**

Addition to the Agenda:

- Review Planned Unit Development (PUD) Section of City Code
- Temporary Cement Plant Interim Use

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

**Approval of Minutes**

Motion by Clay to approve the minutes as presented. Second by Olivolo. Olivolo, Clay, and Ness voted yes. Thieling abstained. Chair Ness declared the motion carried.

**Council Update**

None

**Public Hearing**

**Fire Inspection Program  
7:05-7:15pm**

Chair Ness closed the Planning Commission meeting and opened the Public Hearing at 7:05pm regarding the adoption of the 2006 Edition of the International Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials, and devices, and from conditions, hazardous uses or operations and adoption of the fire inspection program.

No public was present.

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**New Business**

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**Action on the Public  
Hearing – Fire Inspection  
Program**

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Motion by Clay to recommend the council adopt the ordinance “An Ordinance of the City of Stacy Adopting the 2006 Edition of the International Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials, and devices, and from conditions, hazardous uses or operations;” and for them to explore not charging the fee to the owner for the inspection, as the benefit is to the entire city. Second by Olivolo. Clay, Olivolo, Thieling, and Ness voted yes. Chair Ness declared the motion carried.

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**Foxtail Woods Plat 5**

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Mr. Rothenbacher was present to talk about the plat; which is platted as a PUD, single family residential on slab; some lots smaller than what is allowed by the city code.

Ms. Goodroad reminded the commission that the property is zoned R3-B which is high density “apartments” housing. Does the commission want to give up the property to single family residential or reserve it for apartments in the future? The land use plan indicates apartments.

The commission discussed at length and determined that single family residential would be appropriate for the site; they directed the developer to work with staff to work out the details of the development.

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**Proposed Revival of  
Towns Edge Plat**

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This item handled out of order by motion of Ness. Second by Olivolo and carried.

Mr. Rothenbacher asked if the commission would consider an 80 foot lot width for residential instead of 100 feet. This seems to be what the younger buyer wants – they don’t want a lot to maintain.

Chair Ness said this is something the commission will need to think about and could not provide an answer right away. Ms. Goodroad said the commission needs to think about what the vision is for Stacy in considering the change of lot width.

Will be reviewed at the next meeting.

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**Review Comprehensive  
Plan**

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**Review Stacy Parks, Trail,  
and Open Space Plan**

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Motion by Ness to table until the June meeting to give the Park and Recreation Committee time to review. Second by Clay. Ness, Clay, Olivolo, and Thieling voted yes. Chair Ness declared the motion carried.

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**Driveway Maintenance on Vacant Property**

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Member Thieling expressed a concern regarding safety of neighboring properties, should a fire occur in a vacant structure; if the driveway was not plowed and impeded the ability of the fire department to fight the fire. The commissioner's agreed this was a concern. However, no action taken at this time.

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**Snow Removal Around Fire Hydrants**

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Does the city want to require residents with fire hydrants located on their property to clear the hydrants? Is it enforceable? Mr. Grundhoefer said that the hydrants are city owned in the right-of-way and may not be enforceable. Member Ness asked how that differs from the sidewalk he is required to keep clear – this is health safety issue handled by nuisance code. Mr. Grundhoefer will review.

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**Agricultural District – Lot Size Minimum**

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This item handled out of order by motion of Ness. Second by Clay and carried.

In the Agricultural District (AG) there are many lots that do not meet the minimum lot size stated in the city code. Does the commission want to move forward with developing the Rural Residential zoning district? The consensus was yes; Ms. Goodroad will prepare a draft ordinance for the commissioner's review.

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**Central Business District (CBD) Vision**

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Member Ness said that a quorum of the city council approved the CSAH 30 and CSAH 19 striping plan and intersection reconfiguration to be done next summer. However, this impacts CBD – in particular parking. Member Ness has asked the council for their input.

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**Review PUD City Code Section**

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Ms. Goodroad said that Stacy's PUD ordinance needs to be reviewed. Typically when a development is a PUD there is some benefit to the city; our code does not indicate that. The commission would like a sample PUD ordinance provided.

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**Temporary Cement Plant Interim Use Permit**

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At this time this is informational in nature; the company that was awarded the CSAH30 project would like an interim use permit for a temporary cement plant; at this time slated for the Royal Concrete property.

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**Old Business**

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**Ordinance – Keeping of Chickens**

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This item handled out of order by motion of Ness. Second by Olivolo and carried.

The commission reviewed the number of chickens allowed; and decided to change the ordinance to reflect the maximum of 10 chickens.

Motion by Olivolo to remove Item (4) c-e; and (15) c-e. Second by Thieling. Olivolo, Thieling, Clay, and Ness voted yes. Chair Ness declared the motion carried.

Motion by Olivolo to recommend the council approve the ordinance "An Ordinance Amending Chapter 92 of the City Code of the City of Stacy Establishing Section 92.19 Regulating the Keeping of Domesticated Chickens within the City of Stacy, Amending Section 92.04 and Creating New Compliance and Inspection Fees;" with the noted changes. Second by Clay. Olivolo, Clay, and Thieling voted yes. Ness voted no. Chair Ness declared the motion carried.

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**Review Accessory Buildings**

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Motion by Ness to table until next month. Second by Clay. Ness, Clay, Olivolo, and Thieling voted yes. Chair Ness declared the motion carried.

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**Nonconforming Uses**

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Motion by Ness to table until next month. Second by Clay. Ness, Clay, Olivolo, and Thieling voted yes. Chair Ness declared the motion carried.

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**Open Discussion**

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None

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**Adjourn 9:06pm**

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Chair Ness declared the meeting adjourned at 9:06pm.

  
Sharon MT Payne