



**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, 2015, 7:00pm
STACY CITY HALL**

Call to Order

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

Roll Call

Present: Jim Ness, Tony Olivolo, Shirley Hockensmith, and Jim Clay

Absent: Dennis Thieling

Present Alternates: None

Absent Alternates: Dan Winberg

Others Present: Mark Statz, Steve Thorp, Craig Moline, and Cory Rawls

Additions to the Agenda

There was one addition to the agenda:

Nonconforming Uses in the Agriculturally Zoned District.

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

Approval of Minutes

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

Council Update

Chair Ness updated the commission on the city council meeting:

1. Shirley Hockensmith was moved from an alternate member of the Planning Commission to a regular member; Dan Winberg was moved to an alternate for the Planning Commission.
2. The council passed the following ordinances:
 - Planned Unit Development
 - Nonconforming Use
 - Central Business District
3. Commission to review the nonconforming uses in the Agricultural District, specifically the replacement of pole barns.
4. Chuck Lucia has been appointed to the council until Cindy Bruss can return

New Business

Hockey Arena Project

Mr. Statz clarified what a Plat is; Outlot A of the Stacy Ponds Business Park (SPBP) will be re-platted into three lots: arena property, water tower, and ball fields.

The association will have their engineer prepare the plat and have it reviewed by our engineer. The data submission requirements for the plat will be determined by the city's engineer.

The city is actually the owner of the plat and will be the ones who sign and record the plat at Chisago County. Once the property is recorded the city can then sell the one lot to the North Branch Hockey Association.

The public hearing was set for April 21, 2015, at 7:05p.m. for:

- Preliminary Plat for Stacy Ponds Business Park Plat 2
- Rezoning of the Parcel to Light Industrial
- Text Amendment to Light Industrial to Allow "ice arena"

The development agreement will need to be revised; the association will work with their attorney who in turn will work with the city's attorney.

Timeline, barring any issues:

1. Planning Commission public hearing on April 21st and recommendation to approve the preliminary plat, final plat, rezoning, and text amendment.
2. Council approval May 12th.

Old Business

Temporary Signs

Proposed changes to city code §153.100:

§ 153.100 TEMPORARY SIGNS.

Temporary use of portable or movable signs shall be allowed in excess of and in addition to the sign limitations of this subchapter.

(A) General provisions.

(1) Such signs shall comply with setback provisions for freestanding signs in each zoning district.

(2) Such signs shall be limited to 32 square feet in area.

(3) ~~A permit shall be obtained from the Building Official for each location and time period for placement of such signs.~~

Annual permit from the building inspector each January 1, fee per city's fee schedule §34.01.

Temporary Signs Cont.

(4) Temporary signs shall advertise an activity on the property on which they are located, ~~except that temporary off site signs may be allowed as identified in § 153.099(J).~~ or community events.

(5) All pennants, streamers, banners, and other forms of temporary signs must be maintained and not be frayed, torn, or tattered.

~~(6) Temporary signs (each sign counted individually) may not be displayed longer than 6 months per year by any 1 business.~~

(B) The following provisions shall apply for banners, balloons, flags, or posters:

~~(1) Any balloon, banner, flag, pennant, poster, or advertising display may be located on a property for a period not to exceed 6 months. No more than 2 such temporary signs will be allowed at any 1 time.~~

(2) Any balloon, banner, flag, pennant, poster, or similar advertising display shall be located only on the principal building wall, may not cover any portion of a window or opening and shall not extend beyond the limit of the wall. ~~City approved community events shall be exempt from this provision.~~

(3) The maximum combined size of all temporary signage including banners, flags, pennants, posters, or similar advertising displays shall be 40 square feet.

(C) The following are prohibited: ~~provisions shall apply for~~ freestanding signs, reader boards, and other temporary ground signs

(D) All existing signs not now in conformity with the provisions of this chapter shall be removed to conform to this chapter within 90 days from the date of the publication of this chapter.

~~(1) Any freestanding sign, or mobile reader board may be located on a property for continuous periods not to exceed 30 days. No more than 1 such sign will be allowed.~~

~~(2) No property shall be allowed more than 4 such periods in any 12-month period.~~

Sunrise Mobile Home Park Expansion

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

The city attorney's memo states:

"As I understand the situation, the owner of the park wishes to add lots to the parcel that is already within the park and within the R-M Manufactured Home Park District. This does not require a subdivision as lots within the present mobile home park are not platted and are not separate lots than can be conveyed.

All expansion areas would have to comply with the regulations contained and found with the R-M District. For example, §153.049(F) sets forth general provisions of the code regarding water and sewage would need to be complied with."

**Sunrise Mobile Home Park
Expansion Cont.**

Mr. Statz looked at the proposed expansion area and expressed concern regarding it being a wetland. Mr. Statz will contact Mr. Brakemeier regarding the project. Ultimately, the development of the additional lots will need to comply with the city engineer's requirements.

The city received Lent's procedure for the driveway access; this documentation will be shared with Mr. Brakemeier.

Open Discussion

**Agricultural District – Non-
Conforming Uses**

The clerk will direct the city attorney for his opinion on § 153.056 Agricultural District; what impact does substandard lots have on usage and continued usage; does this prevent them from being Ag?

Adjourn 8:48m

Chair Ness declared the meeting adjourned at 8:48p.m.

Sharon MT Payne