



**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  
APRIL 21, 2015, 7:00pm  
STACY CITY HALL**

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**Call to Order**

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

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**Roll Call**

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**Present:** Jim Ness, Tony Olivolo, Dennis Thieling, and Jim Clay  
**Absent:** Shirley Hockensmith  
**Present Alternates:** None  
**Absent Alternates:** Dan Winberg  
**Others Present:** Steve Thorp, Craig Moline, Phil Carlson, Scott Leibke, Lola Leibke, and Justin Lohmann

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**Additions to the Agenda**

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There was one addition to the agenda:

Garage on Genesis

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

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**Approval of Minutes**

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

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**Council Update**

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Chair Ness updated the commission on the city council meeting – Royal Concrete may be applying for a variance to add another well to their property to accommodate an expansion.

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**Public Hearing 7:05-  
7:24pm**

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Chair Ness closed the Planning Commission meeting, and opened the Public Hearing at 7:05pm. The purpose of the public hearing is to hear public comment on:

1. Preliminary Plat for Stacy Ponds Business Park Plat 2 (SPBP2), to subdivide Property ID 19.00133.32 into 3 separate parcels. One of the parcels will be the ice arena.
2. Rezone Parcel for the ice arena to Light Industrial
3. Change the Light Industrial Zoning District to allow Ice Arena as a permitted use.

The property is legally described as:

Stacy Ponds Business Park 2<sup>nd</sup> Addition Lot 00A Subdivision Cd  
19141, PID 19.00133.32



**19.00133.32**

**SPBP Plat 2**

The public expressed interest and had questions about the project, not the plat itself.

Close Public Hearing and reopen the Planning Commission Meeting at 7:24pm

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**New Business**

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**Hockey Arena Project**

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**Preliminary Plat:**

Motion by Ness to recommend the City Council approve the preliminary plat for SPBP2 contingent upon:

- clarification of the right of way for the cul-de-sac
- identification of the drainage and utility (water) easement
- wetland delineation

Second by Clay. Ness, Clay, Thieling, and Olivolo voted yes. Chair Ness declared the motion carried.

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**Hockey Arena Project  
Continued**

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**Rezoning:**

Motion by Olivolo to approve the rezoning of SPBP2 from parks to light industrial, contingent upon property sale and final plat approval. Second by Clay. Olivolo, Clay, Ness, and Thieling voted yes. Chair Ness declared the motion carried.

**Text Amendment:**

The city planner indicated that rather than an “ice arena” be a permitted use it be a conditional use. The member’s discussed this and decided to make “ice arena” a permitted use in the LI district. However, it may be appropriate to review again in the future.

Motion by Ness to recommend the council approve amending city code section 153.053(B)(4) to read (4) Sports and recreation facilities, including ice arenas, provided traffic, hours of operation and lighting are addressed so as to be compatible with adjacent uses and roadways. Second by Olivolo. Member Olivolo voted yes. Members Ness, Clay, and Thieling voted no. Chair Ness declares motion fails.

The items included in the above wording are already a part of the requirements in the LI district; the following motion was made:

Motion by Ness to recommend the city council amend city code section 153.053(B)(4) adding sports and recreation facilities including ice arena; removing sports and recreation facilities located in city designated park land. Second by Olivolo. Ness, Olivolo, Clay, and Thieling voted yes. Chair Ness declared the motion carried.

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**Chisago County Lot Split**

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Member Ness vacated he seat for discussion on this item due to possible conflict of interest and Member Olivolo took over the meeting.

The county would like to purchase a portion of property located at 31038 Forest Boulevard, PID 19.00047.00.

The letter from Joe Triplett states:

*“Chisago County Public Works is requesting the Commission’s approval of the County’s purchase of additional right of way in front of the Schnellar building. Public Works is trying to act proactively to prepare the next project on CSAH30 by lining up right of way early to keep all options open.*”

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The letter from Joe Triplett states:

*“Chisago County Public Works is requesting the Commission’s approval of the County’s purchase of additional right of way in front of the Schnellar building. Public Works is trying to act proactively to prepare the next project on CSAH30 by lining up right of way early to keep all options open.*

*The purchase of the additional 1143 square feet of right of way puts the new property line approximately 1 foot off the existing building. While we do not see any issues from the highway end of things, we would like the City’s approval of the “lot split” per City ordinance.*

The commission discussed that once the county has the property they can do what they want with it. Also, they discussed the concern of public safety with the road so close the building.

Motion by Olivolo to deny the lot split request for the County due to public safety concerns. Second by Clay. Olivolo, Clay, and Thieling voted yes. Ness abstained. Acting Chair Olivolo declared the motion carried.

Mr. Carlson will clarify what the city’s lot split process is.

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**Leaf Burning**

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

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**Section 52.57 Building and Sewer Connections**

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Motion by Ness to recommend the city council approve amendment to city code section 52.57(Q);

- Remove: the license fee for making service connections is \$5. See §50.05.
- Add: the license fee for making service connection is set forth in the city’s fee schedule Chapter 34.

Second by Thieling. Ness, Thieling, Olivolo, and Clay voted yes. Chair Ness declared the motion carried.

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**Section 150.02 Water Well Construction Code**

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This code section will require further review, are the citations indicated still correct?

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**Garage on Genesis**

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The clerk presented pictures of an accessory structure from a property located on Genesis. The property owner did not pull a permit for the structure; if the structure is “portable” then no permit is needed. Is the structure “portable?” The commission directed the building inspector to assess.

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**Old Business**

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**Temporary Signs**

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

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**Sunrise Mobile Home Park Expansion**

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The planning commission does not need any further interaction with Mr. Brakemeier on the expansion of the mobile home park. He needs to work with the city engineer and the state to assure the project complies with their requirements.

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**Open Discussion**

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None

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**Adjourn 8:35m**

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Chair Ness declared the meeting adjourned at 8:35p.m.

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Sharon MT Payne