



**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
MAY 15, 2012, 7:00p.m.
STACY CITY HALL**

Call to Order

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

Roll Call

Present: Mark Ness, Dan Winberg, Jim Ness, and Jim Kultala (arrived late, leaves at 8:45)
Present Alternates: None
Absent: None
Absent Alternates: Mark Utecht
Others Present: Peter Grundhoefer, Tim Cashill, and Craig Kozer

Approval of Agenda

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

Approval of Minutes

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

Stacy Self Storage

Mr. Cashill and Mr. Kozer owners of Stacy Self Storage are interested in adding outside storage to the Stacy Self Storage property.

Member Jim Ness outlined the process for applying for a Conditional Use Permit:

- Submittal of a complete application and fee to the city clerk
- Public Hearing by the Planning Commission
- Planning Commission recommendation to the City Council
- City Council decision.

The city engineer may need to be involved in the application process to address storm water run-off. Other issues that need to be addressed are dust control, and sound impacts.

On its face it appears that the use fits into the city code.

Wastewater Ordinance

The Chisago Lakes Joint Sewage Treatment Commission (CLJSTC) has prepared a draft ordinance regulating discharge into the wastewater system. Basically if a connection to the sewer system causes an increase in odor, corrosion, or flow the city is responsible for any upgrade required to the system; that is why the city will want to assure that this is reviewed prior to connection into the system so that the developer/applicant can pay for the necessary upgrade.

The requirement for a wastewater discharge permit will have to be added to several areas of the city code including: conditional use permits, interim use permits, subdivision requirements, and sewer use ordinance.

The city attorney will prepare a draft ordinance update for the council's review.

City Code Updates

Motion by Jim Ness to table until the next meeting. Second by Jim Kultala. Jim Ness, Jim Kultala, Dan Winberg, and Mark Ness voted yes. Chair Mark Ness declared the motion carried.

Sunrise Estates Mobile Home Park

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

The clerk asked if the mobile home park could allow garages to be built on individual lots; the Planning Commission said this is not allowed due to safety issues.

The new owner of the park had asked about mini-storage for just tenants in the park; the members said that this is not currently listed as an allowed use in the manufactured home park zoning district and recommended that Mr. Brakemeir attend a Planning Commission meeting to discuss.

Conditional Use Permit Application Forms

A couple of changes will be made to the forms; they appear to be acceptable now but will be reviewed again once code updates are complete.

Wind Turbines

The commission identified several items that need to be addressed in preparation of an ordinance regulating wind turbines:

- Lot Size Requirements
- Density
- Can a structure handle the weight of the turbine
- Multiple sizes of turbines
- Setbacks from property lines
- Aesthetics
- Noise
- Height
- Wild life impact

They did decide that a Conditional Use Permit will be required for all wind turbines.

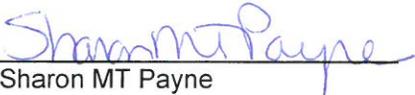
Review Uses in City Code

The commission would like for each code section to include similar wording as found in CBD "Other commercial uses determined by the Planning Commission to be of the same general character as the permitted uses above and found not to be detrimental to the general public health and welfare."

The clerk was directed to contact the city attorney to see what the best way is to accomplish this.

Adjourn at 9:07pm.

Motion by Jim Ness to adjourn. Second by Dan Winberg. Jim Ness, Dan Winberg, and Mark Ness voted yes. Chair Mark Ness declared the motion carried.


Sharon MT Payne