



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
JUNE 17, 2014, 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, Jim Clay, Tony Olivolo, Dan Winberg, and Dennis Thieling

Absent: None

Others Present: Phil Carlson

Additions to the Agenda

Remove 8B (Review Comprehensive Plan), finished last month.

Motion by Ness to approve the agenda. Second by Olivolo. Motion carries.

Approval of Minutes

Motion by Ness to approve the minutes as presented. Second by Clay. Motion carries.

Public Hearing 7:05-7:13pm

Close Planning Commission meeting, open Public Hearing for amending CBD.

Ness – only change – regarding 40 foot setback when abutting residential property.

Ness – add accessory building code amendments

Close the Public Hearing and reopen Planning Commission Meeting at 7:13p.m.

Council Update

Ness – council approved Foxtail Woods Plat 5, Council asked the commission to review Dollar General, reminder to review trails plan for next month.

Old Business

Dollar General

Ness – Dollar General wants to install wood fence instead of shrubs and trees on the North and East side of the lot.

Ness – opinion of Commission: Clay – follow ordinance. All in agreement.

Ness – drainage, runs from North/East to South/West; Dollar General is proposing dry pond to permit run off to flow slowly; Olivolo – any suggestions from the engineer? Engineer believes what they are proposing will suffice.

Ness to email the Mayor, Peter, and Sharon letting them know commission has no concerns with drainage issue. Commission would like to see Dollar General use existing trees/shrubs on South/East side of property.

Non-Conforming Uses

Carlson – discussion of expansion of non-conforming uses. Recommend add some language regarding existing homes are permitted uses.

Ness – recommend using language as written on page 2.

AG District – standards contained in R1 and AG; homes treated as R1, outbuildings as AG.

Carlson – see language in both, work with Peter on language.

Ness – email to Peter regarding Carlson to help him.

Review 153.055 PUD

Review 153.055 PUD – new zoning district, case by case basis when someone applies for development.

Ness – how do we correct current PUD's that have conditional use permits

Carlson – grandfather them in and the existing developments will be noted in the city code.

Ness – concerns/questions/improvements by the commission, to be presented to us next month.

New Business

Action on Public Hearings

Motion by Olivolo to amend city code. Second by Clay

Thieling – discussion on accessory building sizes

Both amendments – motion carries. All yes.

Land Use Classes

Check with Sharon on options if interested.

Adjourn 8:10pm

Chair Ness declared the meeting adjourned at 8:10pm.

Jim Clay

Sharon McPaege