



**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 19, 2012, 7:00p.m.
STACY CITY HALL**

Call to Order

The Planning Commission was called to order by Chair Mark Ness at 7:00pm. Chair Mark Ness announced that alternate Tony Olivolo will be a full voting member in the absence of the full regular commission.

Roll Call

Present: Mark Ness, Jim Ness, Jim Clay, and Jim Kultala (arrived at 7:20)

Present Alternates: Tony Olivolo

Absent: Dan Winberg

Absent Alternates: Mark Utecht

Others Present: Peter Grundhoefer, Tim Cashill, Craig Kozar, Jeff Selvog, Connor Selvog, Greg Oden, and Lyn Oden

Approval of Agenda

Additions to the agenda:

Action on Stacy Self Storage Public Hearing

Sunrise Auto

Parking Setbacks

Motion by Tony Olivolo to approve the agenda as amended. Second by Jim Clay. Tony Olivolo, Jim Clay, Jim Ness, and Mark Ness voted yes. Member Jim Kultala absent for the motion. Chair Mark Ness declared the motion carried.

Approval of Minutes

Motion by Jim Ness to approve the minutes as presented. Second by Tony Olivolo. Jim Ness, Tony Olivolo, Jim Clay, and Mark Ness voted yes. Member Jim Kultala absent for the motion. Chair Mark Ness declared the motion carried.

**Public Hearing - Stacy Self
Storage 7:05-7:16**

Chair Mark Ness recessed the Planning Commission meeting and called the Public Hearing to order at 7:05pm.

Craig Kozar, and Tim Cashill were present to discuss their application for a conditional use permit for property located at 30586 Forest Boulevard.

Items discussed:

- Fencing
- Hours of Access
- Noise
- Odor
- Security Lighting
- Drainage
- Dust Control

There was no public comment.

Chair Mark Ness declared the Public Hearing adjourned at 7:16pm; and reopened the Planning Commission meeting.



**Action on the Public Hearing
– Stacy Self Storage**

The clerk was directed to prepare a Findings of Fact and Decision to include the following:

- The use agrees with the Comprehensive Plan.
- The property owner supplies and conforms with a water runoff drainage plan approved by the city's engineer.
- The fencing code for the district be followed; up to the south and east property lines.
- No hazardous material storage.
- Dust control plan approved by city engineer.
- Area to be lit; submittal of a lighting plan to the city engineer for approval. Security and safety is the reasoning behind this request. Perimeter lighting is the goal more than parking lot lighting.
- Limited access hours to outside storage from 6am-10pm unless by appointment with the management. This will not impact the current access for the inside storage units.
- The use complies with the requirements of the nuisance ordinance and all other city code provisions.
- Storage area to have some type of secure limited access; such as a locked gate.
- No motor repair or body work to take place.

Motion by Jim Ness to recommend that the City Council approve the Conditional Use Permit for Stacy Self Storage with the conditions noted above. Second by Jim Clay. Jim Ness, Jim Clay, Tony Olivolo, Jim Kultala, and Mark Ness voted yes. Chair Mark Ness declared the motion carried.

**A1 Tire – Amendment to
Conditional Use Permit, Jeff
Selvog**

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

Mr. Selvog indicated that in Jack Kramer's review of his Conditional Use Permit that he was out of compliance.

He currently has a semi-trailer on the property that he is using for storage; it is located between the office and freeway. He also has an outside tire storage rack between his building and the Teen Center; it is affixed to the building and the tires are locked to the rack. He cannot see that he would be able to continue to operate without the additional storage.

The amount of signage on the property was briefly discussed.

The Commission Members agreed that an amendment to the CUP would be appropriate to allow the outside storage. Mr. Selvog was directed to complete the CUP application form to amend his CUP.

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

Planning Commission Member Tony Olivolo vacated his seat for discussion on this item.

**Sunrise Auto – Amendment
to Conditional Use Permit,
Greg and Lyn Oden**

Mr. Oden indicated that in Jack Kramer's review of his Conditional Use Permit that he was out of compliance. Mr. Oden thought that the permit he acquired in 1996 also allowed for automotive repair but not oil changes. The record at city hall does not show automotive repair but is restrictive to a muffler shop.

Mr. Oden has been conducting auto repair for many years and finds it's a good way to supplement his used car sales business as well as a good way to gain customers through good service.

The Commission Members agreed that an amendment to the CUP would be appropriate to allow the automotive repair. Mr. Oden was directed to complete the CUP application form to amend his CUP.

Sunrise Estates Mobile Home Park – Garages

Mr. Brakemeier was not present at the meeting.

The members are concerned about allowing garages on individual lots in the mobile home park due to safety concerns. The freestanding portable car ports are not regulated in the city code and would be allowed if allowed by the park owner.

Conditional Use Permit Code Update

The city attorney prepared the draft of the code updates for review; this item tabled until the next meeting to allow for review.

Wind Turbines

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

The clerk was directed to see if the Building Inspector has knowledge of any state regulations for wind turbines, solar panels, and green houses. She will also check with cities of Columbus and Hugo.

Private Wells

A moratorium has been placed on private sand point wells for areas not served by city utilities; the moratorium was put in place effective June 20th; ordinance approved by the City Council on June 12th and effective upon publication.

The members would like to request clear direction from the City Council. Is the council looking at regulating them? Do they want to ban them? Impact on water conservation?

Parking Setbacks

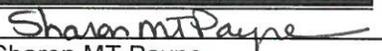
Chair Mark Ness expressed concern regarding parking setbacks from property lines; in some cases if someone were to park on their property line it may be only a few inches/feet from a neighboring structure. This is a concern regarding safety; this will be explored in future meetings.

Homeowner's Guide to Creating a Healthy Yard

The clerk was directed to put a disclaimer on the publication that indicates the "content may not fit into the Stacy City Code; please check the code for regulations".

Adjourn at 9:34pm.

Chair Mark Ness declared the meeting adjourned at 9:34pm.


Sharon MT Payne