



**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
JULY 16, 2013, 7:00p.m.
STACY CITY HALL**

Call to Order

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

Roll Call

Present: Dan Winberg, Jim Ness, Jim Clay
Present Alternates: None
Absent: Tony Olivolo
Absent Alternates: Cindy Bruss
Others Present: Peter Grundhoefer, Craig Moline, Cynthia Vogel, Paul Vogel, Mark Ness, Ken Cummings, and Barb Cummings

Additions to the Agenda

Additions to the agenda:
Cynthia and Paul Vogel
Ken and Barb Cummings
Remove Fire Inspection Program
Motion by Ness to approve the agenda as amended. Second by Clay. Ness, Clay, and Winberg voted yes. Chair Ness declared the motion carried.

Approval of Minutes

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

Council Update

Chair Ness updated the members of the action taken by the City Council:

- Fire Inspection Program: the council wants additional information before directing further research into the program; basically what are the costs.

New Business

Cummings

Ms. Cummings introduced herself as proprietor of KBERT LLC; she would like her property rezoned from R1-Single Family Residential to CBD-Central Business District. Her property is adjacent to a property that is CBD and is across from the Stacy Sports Grill also CBD.

Ms. Cummings asked if a conflict of interest exist for Jim Ness as his property abuts the Cummings; no conflict exists as there is no economic value to Mr. Ness.

Chair Ness told Ms. Cummings that our ordinance does not allow multiple uses; if they have a business they can't have a residence on the same parcel. She said that she would like the property rezoned for possible future use. The commission member's said that typically a change is done only when it's required.

The Cummings' were directed to prepare the paperwork if they want to move forward with a rezoning.

Vogel's

The Vogel's will be purchasing land from the City; does the portion they purchase need to be rezoned? Or does it revert to the parcel that is acquiring it? A lot split will need to be done for the city's parcel; wait until the purchase agreement and survey are done prior to rezoning or lot split.

Garage – 30101 Forest Boulevard

The property in question is owned by Jim Ness; he vacated his seat for discussion on this item. The city attorney also vacated his chair due to possible conflict of interest; Mark Ness works for him and resides at the subject address.

Mr. Ness would like to build an accessory building on his property; however, the city code does not allow an accessory building as a permitted use in the Central Business District. Mr. Ness' property is zoned CBD and used as a residence.

The clerk has contacted the substitute attorney for an opinion and is awaiting a response. This item will be discussed at the next meeting.

Old Business

September Meeting Date Change

Because two of the Planning Commission members will be attending the Local Board of Review Training on September 17th. The consensus of the members is to hold the September Planning Commission meeting on September 16th at 7:00pm.

**Stacy Sports Complex,
Craig Moline**

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

The clerk notified Mr. Moline that the council indicated that they won't take any further action until the purchase agreement is signed. The Association needs to identify what exactly they are proposing to purchase. Mr. Moline will have the property surveyed and given to Stacy.

Mr. Grundhoefer said that all the changes can happen concurrently - subdivision, rezoning, and text amendment.

**Wind Turbines –
Alternative Energy
Systems**

Public Hearing Scheduled for August 20, 2013, at 7:05pm regarding Alternative Energy Systems code section 153.178-153.182 and amending Fence code section 153.031(E) also.

Snowmobiles

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

Open Discussion

None

Adjourn 8:19pm

Chair Ness declared the meeting adjourned at 8:19pm.


Sharon MT Payne