



**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
August 18, 2015, 7:00p.m.
STACY CITY HALL**

Call to Order

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

Roll Call

Present: Jim Ness, Tony Olivolo, Shirley Hockensmith, Jim Clay, and Dennis Thieling

Absent: None

Others Present: Jack Kramer

Present Alternates: None

Absent Alternates: Dan Winberg

Additions to the Agenda

One addition to be discussed under New Business; sidewalks in new subdivisions.

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

Approval of Minutes

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

Council Update

Chair Ness reported the only update from the council was regarding the change to the private well ordinance; did they want a public hearing even though it's not technically required. Yes they do.

New Business

Sidewalks – New Subdivisions

The commission discussed the need for sidewalks in subdivisions and would like to require these in new subdivisions on at least one side of the street. The clerk will ask the city planner to review.

Old Business

Tiny Houses

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

Building Inspector, Jack Kramer, was present to discuss Tiny Houses. The state requires that a city cannot disallow them from

the city. The requirements set forth in the state standards must be followed. Several things to consider:

- Prefab structures only
- Permanent foundation required
- Connect to city water and sewer
- Is R2 (One and two family residential) an appropriate zoning district?
- In R1 (Single family residential) allow as “guest house”
- What is an appropriate lot size
- What density is desired
- Can we define a zoning district and not have land zoned that district?
- What changes to the mobile home park district would need to occur? Are these structures allowed in that district by the state?

The clerk will contact the city planner to research this for the commission. If he has some information available for the September 15th meeting include it in the packet and request his attendance at the October 20, 2015, meeting.

Ordinance Revising §51.11

A public hearing will be held on September 15, 2015, at 7:05p.m.

The public hearing is to gather public input on changing city code §51.11; regulating properties in the Agricultural District requiring water as part of the nonresidential portion of a farming operation, and properties lawfully engaged in a business requiring in excess of 100,000 gallons of water per month in the production process, not discharged into the city sewer system.

Adjourn

Chair Ness declared the meeting adjourned at 8:04p.m.

Sharon MT Payne