



**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 21, 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 alternates Tony Olivolo and Mark Utecht will be full voting members in the absence of the full regular commission.

**Roll Call**

**Present:** Mark Ness, Jim Ness, and Jim Kultala  
**Present Alternates:** Tony Olivolo, and Mark Utecht  
**Absent:** Dan Winberg, and Jim Clay  
**Absent Alternates:** None  
**Others Present:** Peter Grundhoefer, Kerry Olson, Brad Schroeder, Craig Moline, and Tim Cashill

**Additions to the Agenda**

Additions to the agenda:  
Private Buildings in City Parks  
Online Course  
Motion by Tony Olivolo to approve the agenda as amended.  
Second by Jim Ness. Tony Olivolo, Jim Ness, Mark Utecht, Mark Ness, and Jim Kultala voted yes. Chair Mark Ness declared the motion carried.

**Approval of Minutes**

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

**Public Hearings**

**Public Hearing – Amending  
the City Code Chapter 153  
and 31.07 (7:05-7:15pm)**

Chair Mark Ness recessed the Planning Commission Meeting and opened the Public Hearing at 7:05pm to gather public input on Amending the City Code Under Chapter 153, Relating to Conditional Use Permits Section 153.189; Interim Use Permits Section 153.190; Amendment of Zoning Ordinance Section 153.191; Site Plan Review Section 153.193; Site Performance Agreement Section 153.194; Fees and Cost Recovery Section 153.998; and Section Board of Adjustments and Appeals Section 31.07.



There was no public comment.

Chair Mark Ness closed the Public Hearing and reopened the Planning Commission meeting at 7:15pm.

**Action on the Public Hearing**

Motion by Mark Utecht to forward to the council the document as presented by the city attorney and authorize summary publication; include Board of Adjustments and Appeals changes as presented by the City Clerk. Second by Jim Kultala. Mark Utecht, Jim Kultala, Jim Ness, Tony Olivolo, and Mark Ness voted yes. Chair Mark Ness declared the motion carried.

Motion by Jim Ness to present the zoning application forms to the council for their information. Second by Mark Utecht. Jim Ness, Mark Utecht, Tony Olivolo, Jim Kultala, and Mark Ness voted yes. Chair Mark Ness declared the motion carried.

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**Public Hearing – Curb Stop Locations (7:15-7:30pm)**

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Chair Mark Ness recessed the Planning Commission Meeting and opened the Public Hearing at 7:15pm to gather public input on Amending the City Code Under Chapter 153, Relating to Erosion Control and Landscape Standards Section 153.080: Curb Stops.

There was no public comment.

Chair Mark Ness closed the Public Hearing at 7:30pm and reopened the Planning Commission meeting.

**Action on the Public Hearing**

A revision will be made to the draft for next month's meeting.

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**Public Hearing – Hockey Arena Subdivision (7:35-7:46pm)**

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Chair Mark Ness recessed the Planning Commission Meeting and reopened the Public Hearing from August 8, 2012, at 7:35pm. The purpose of the public hearing was to take public comment on subdividing property located in the Stacy Ponds Business Park 1<sup>st</sup> Addition. The lot to be subdivided is located in the northern portion of PID 19.00133.32. The property address is 30441 Stacy Ponds Drive (Hockey Arena Building).

The lot to be subdivided at this point is about 4.99 acres; this may be reduced based upon discussion by the Hockey Association and the City Council.

There was no public comment.

Chair Mark Ness recessed the Public Hearing until September 18, 2012, at 7:05pm, and reopened the Planning Commission Meeting at 7:46pm).

**Action on the Public Hearing**

The Planning Commission was not able to take action at this time because the final subdivision has not been identified. The commission requested that the preliminary plat be presented at their next meeting.

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**Old Business:**

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**A1 Tire Storage**

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

The city has until September 24<sup>th</sup> to act on the application, which at this time is not a complete application. If the application is not signed by the owner of the property prior to the next council meeting, place the item on the Council's agenda to deny the request based on the application being incomplete.

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**Garages/Mini-Storage in the Mobile Home Park District**

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Member Jim Ness said his concern was a safety concern regarding firefighting in the mobile home park if garages were installed; that is why the fire chief and his assistant were invited to the meeting.

Kerry Olson and Brad Schroeder were asked what their opinions were regarding garages in the mobile home park:

- Allow at least ten feet on either side; and this may not be enough room if a home goes up. By the time someone calls and they get there the siding is already melting on the structure.
- Garages need to be made out of fire-proof type material.
- Tenants would need to be careful of what is stored in the garage.
- If the garages were offset at least six feet corner to corner, if fire retardant.
- Front to back separation; ten feet would be too tight. When a mobile home burns the front windows blow out.
- Twenty feet between structures would be best.
- At this point the Mr. Olson said that he doesn't see anywhere in the mobile home park that would accommodate garages.

Mr. Olson and Mr. Schroeder were asked what their thoughts were on mini-storage in the mobile home park:

- Restrict the use to storage, not operation of wood shops, or car repair type uses.
- Require fire breaks between every unit.

Member Mark Utecht said that he would not support requiring the mini-storage to be built any differently than what is required in the rest of the city.

The next step is to review what other city's require for garages in mobile home parks; what do the fire chief's in those cities have to say?

The Commission will focus on allowing mini-storage in the mobile home park district first and then the garages.

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**Wind Turbines**

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No Update

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**Private Wells**

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Motion by Jim Ness to table until the September meeting. Second by Jim Kultala. Jim Ness, Jim Kultala, Tony Olivolo, Mark Utecht, and Mark Ness voted yes. Chair Mark Ness declared the motion carried.

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**Parking Setbacks**

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How far away from a neighboring property's structure should a car be parked? Worked on? Do other cities have an ordinance on this? What is the fire department's viewpoint?

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**Private Building on Park Land**

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

City code section 153.057 (A) states: The purpose of the park district is to provide for publicly owned park and recreation facilities.

The current proposed hockey arena will not be a publicly owned building.

The clerk was directed to schedule a public hearing on September 18, 2012, at 7:05pm; contingent upon the results of the August 28, 2012, meeting of the council regarding the hockey arena land sale.

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**On-Line Course, What is Your Community's Future?**

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The council approved for any Planning Commission member to take this course on-line.

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**Adjourn at 8:50 pm.**

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Chair Mark Ness declared the meeting adjourned at 8:50pm.

  
Sharon MT Payne