



**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 19, 2016, 7:00p.m.
RICK DOYLE BUILDING 30309 FOREST BOULEVARD
STACY MN**

Call to Order

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

Roll Call

Present: Jim Ness, Mark Ness, Michelle Boeck, and Dennis Thieling

Alternates Present: Tony Olivolo

Absent: Jim Clay

Others Present: Dustin Brakemeier, and Phil Carlson

Agenda

Additions to the Agenda:

- Fence Setback Requirement
- Resignation of Jim Clay

Motion by M. Ness to approve the agenda as amended. Second by Olivolo. Thieling, Boeck, J. Ness, Olivolo, and M. Ness voted yes. Chair J. Ness declared the motion carried.

Approval of Minutes

The minutes were reviewed for content only; the format of the minutes was not acceptable and will be changed. Also, add the revisions to the Comprehensive Plan to the minutes.

Public Hearing 7:05-7:30p.m.

Chair J. Ness closed the Planning Commission meeting and opened the Public Hearing at 7:05p.m.

The purpose of the public hearing is to gather public input on an application for a Conditional Use Permit for property ID 19.00112.00, 30785 Forest Boulevard to allow the installation of an electronic reader board type sign on property zoned R1-Single Family Residential.

The purpose of the second public hearing was to gather public input on amendments to the City's Comprehensive Plan.

There was no public comment.

New Business

**Stacy Lent Fire Department
Sign**

The commissioners discussed the following:

- What impact if any will the light from the sign have on the houses in the area?

- No images on the sign due to possible driving distraction and brightness.
- Setback from driveways to assure site lines
- Place sign as presented on plans

Motion by Olivolo to approve the Conditional Use Permit for the Stacy Lent Area Fire Department (Lent Township property); for an electronic reader board sign with the conditions that the sign display no images, no flashing of display, and setback from driveways as shown on map. Second by M. Ness. Olivolo, M. Ness, Thieling, Boeck, and J. Ness voted yes. Chair J. Ness declared the motion carried.

Revisions to the Comprehensive Plan

Mr. Carlson presented three possible tables to replace Table 1 – Stacy and Surrounding Areas Population Estimates:

1. Previous growth rates
2. Existing Plan Table
3. New Slower County Growth Rates from State of MN

The commission chose to go with option 3.

Motion by J. Ness to recommend the council approve the changes to the Comprehensive Plan as amended. Second by Olivolo. J. Ness, Olivolo, Thieling, Boeck, and M. Ness voted yes. Chair J. Ness declared the motion carried.

Sunrise Estates Mobile Home Park Expansion and Mini-Storage

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

The commission reviewed the site plan for the mobile home park expansion. They will rely on the engineer's comments and suggestions regarding the plan approval.

The commission indicated that the driveways need to be approved by Lent Township; and agreed to follow the township's regulations regarding driveways.

The proposed mini-storage will require the issuance of a conditional use permit. If Mr. Brakemeier submits a completed application by July 26th the public hearing will take place on August 16th at 7:05p.m. In further conversation Mr. Brakemeier was informed that if he did not want to apply for the conditional use permit until later he should note the process takes about three months. He is going to try and time it with the rest of his project's schedule.

Mr. Brakemeier has already deposited \$5,000 with the city for review of his project; those funds will be utilized for the deposit fee and application fee for the conditional use permit once it is submitted.

Temporary Family Healthcare Dwellings

Public hearing set for August 16th at 7:05p.m. And then to council for action at their August 23rd meeting; this will meet the state requirement for approval by September 1.

Review Maps

The commission reviewed the maps and Mr. Carlson will bring the changes back to Stantec for updating.

Resignation of Jim Clay

Mr. Clay resigned from the commission due to conflicts with his schedule; the clerk will place notice on the board outside city hall requesting letters of interest.

Old Business

Subdivision (previously referred to as Lot Split) Stacy Commons

The application is combining the three parcels into two parcels, the easement documents are in place, and nothing new is being built.

Motion by J. Ness that the Planning Commission finds the application complete and exempt from the procedural requirements of the subdivision. Second by M. Ness. J. Ness, M. Ness, Olivolo, Thieling, and Boeck voted yes. Chair J. Ness declared the motion carried.

The public hearing will be held on August 16th at 7:05p.m. To gather public input on exemption from procedural requirements of subdivision regulations.

Accessory Structures (Dwelling Units)

Mr. Carlson will review and revise the proposed ordinance; the ordinance should include descriptions of internal, attached and detached dwelling units.

Stacy Ponds Business Park Sign

Remove from the agenda as no action has been taken by the Stacy Economic Development Authority.

Sidewalks in New Developments, Subdivision Changes

Mr. Carlson will prepare an ordinance for the commission's review.

Interim Use Permits

The commission would like copies of Mr. Carlson's original memo.

Accessory Building Setback

The accessory building setback should be changed to read whatever the principal structure setback is. The clerk will prepare a code revision for Mr. Carlson to review.

Open Discussion

None

Adjourn at 8:55p.m.

Chair Ness declared the meeting adjourned at 8:55p.m.

Sharon MT Payne