



MINUTES OF THE PROCEEDINGS OF THE PLANNING COMMISSION OF THE CITY OF STACY IN THE COUNTY OF CHISAGO IN THE STATE OF MINNESOTA PURSUANT TO DUE CALL AND NOTICE THEREOF

**SPECIAL MEETING – MAY 28, 2024 7:00 p.m.
33155 HEMINGWAY AVE, STACY MN**

Call to Order

Chair J. Ness called the meeting to order at 7:12 p.m.

Attendance

Present: Jim Ness, Telise Schroeder, Michele McLane, and Jeff Johnson (Voting Alternate)

Absent: Jim Willeck, Susie Brooks, and Dick Stiers

Others Present: Angie Comstock and Michelle Hayes

Agenda

The purpose of this meeting is to discuss items related to the annexation of the city and the township.

Combined Maps

Chair J. Ness asked where we were at with the combined maps for the Comprehensive Plan. The Deputy Clerk said she was still waiting confirmation from the engineering firm that they had what they needed to create the maps. Chair Ness directed that screenshots of the Lent maps get added to the comprehensive plan draft as placeholders for now.

Comprehensive Plan

The Commission reviewed the draft of the combined comprehensive plan. The Education and Employment sections were updated.

Home Occupations Draft

The Commission continued reviewing the Home Occupations draft that was started at the regular meeting. The draft with revisions is attached to the minutes.

Rural Residential Agriculture Draft

The Commission began reviewing the Rural Residential Agriculture (RR-A) District draft. The following changes were discussed:

- Insert Township Code Section 4.10E into line (B)(1)(c). Do the same for the similar lines in RR-I and RR-II zones.
- Replacing Township Code Section 4.05 with Right of Way Management in accordance with Sections 93.40-93.45 from the City Code. Chair Ness recommended dropping the conditional use line referencing the same section and asked all the Commissioners to review Township Code Section 4.05.

- Township Code Section 4.18 Solar Energy Systems needs to be dropped in its entirety into the City's 153.034 Alternative Energy Systems, and the Township zones updated to reflect the new section number.
- Line (C) (2) "and planned unit developments" was removed. Township Code Section 7.19 needs to be implemented into the City Code and references to this section need to be updated in the Township zones.
- Township Code Sections 7.20, 7.21, 7.22, and 7.23 were reviewed. All are related to conditional uses for various businesses. Chair Ness suggested that these sections just be removed as the items in the code would be addressed through the conditional use process, and asked the Commission to think about it.
- The last line on (C) (11) was removed.
- Township Code Section 7.25 will be reviewed by Member Schroeder and brought back to the Commission.
- Line (D) (8) was reviewed. It references Township Code 7.2, which isn't in the Township code. It could potentially be referencing 7.24. This will be looked into.

Adjourned at 9:04 p.m.

Chair J. Ness declared the meeting adjourned at 9:04 p.m.

Angie Comstock, Deputy City Clerk

153.033 HOME OCCUPATIONS.

(A) *Purpose.* The purpose of this section is to provide for the use of the home as a place for the operation of a business or profession provided the occupation is clearly secondary to the principal use of the home as a residence, and does not alter the character or appearance of the home or neighborhood. ~~Home occupations are permitted in Residential and Agricultural Districts.~~

(B) *Permitted home occupations.* Home occupations do not require a permit if all of the following conditions are met:

- ~~(1) which Does not require use of an attached garage~~^[TS1]^[TS2];
- ~~(2) Does not require additional parking;~~
- ~~(3) Does not require an accessory building;~~
- ~~(4) Does not uses hazardous materials as defined by MPCA or~~
- ~~(5) Does not generate a noticeable increase in traffic shall be permitted.~~
- ~~(6) Does not violate the nuisance ordinance §95.04 (S)~~

(C) *Interim use permit.* Homes occupations which have the potential for generating a noticeable increase in traffic beyond typical residential trips per day, require additional parking, or require the use of an accessory building or attached garage shall require an interim use permit in accordance with §153.190. ~~Home~~^[TS3]^[TS4] occupations such as barbershops, beauty salons, repair shops, clothing shops, bed-and-breakfast inns, schools, and similar uses determined by the Planning Commission shall require an interim use permit. Motor vehicle repair shall be permitted with an interim use permit only in the AG, RRA, RR1, RR2, and Agricultural Districts.

(D) *Performance standards.* All home occupations shall conform to the following standards:

(1) Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence;

~~(2) Only those persons residing in the home and 1 other person or full-time equivalent or part time employee may be employed on the site or report to the site on any 1 day~~^[TS5]^[TS6]; ~~at a time.~~

~~(23)~~ Signage shall comply with requirements in §§ 153.090 et seq.;

~~(34)~~ No outdoor display of storage or goods, except up to 3 motor vehicles waiting repair in the Agricultural (AG) District (not to exceed ~~96 hours~~30 days);

~~(45)~~ Any additional need for parking generated by the home occupation shall be met by off-street parking. The parking area shall be limited to ~~3-5~~5 spaces;~~ure~~

~~(6) Exterior parking of vehicles in excess of 22 feet in length is prohibited; All manufacturing or repair shall be done inside a structure with all doors closed.~~

~~(5)~~ Complies with all noise ordinances as outlined in code §95.04 (S);

~~(7) Should the home occupation be teaching, classes shall not exceed restricted trips per day as defined in division (E)(3) below and/or shall not exceed ten (10) students at any time;~~

~~(8) Should the home occupation be repair or manufacturing, the items repaired or manufactured shall be of a size or nature that repairs or manufacturing can occur within the home, or an accessory structure to the principal use with all doors closed as allowed by the ordinance;~~

~~(9) An accessory structure may be utilized in conjunction with the home occupation only - the home occupation only for purposes of holding equipment used off the site, repair or manufacturing items pursuant to division (D)(8) above, and/or for the storage of goods or articles produced or used by the occupant of the principle structure; and~~

~~(10) The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard on-site sewage system or hazardous wastes without an approved plan for off-site disposal.~~

(94) No outside storage is permitted.

(E) *General restrictions.*

(1) Customer visits related to the home occupation shall be allowed only during the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday. Deliveries and pickups related to the home occupation shall only be allowed during the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday.

(2) Deliveries for home occupations shall be limited to straight axle vehicles and shall be limited to 2 delivery or pickup trips per day.

(3) The number of customer or client trips allowed shall not exceed 8 per day (1 trip = 1 drop off and 1 pickup).

~~(FE)~~ **Special Exceptions for Rural Business Overlay District** Special Exception Home Occupation Permits are available to those parcels zoned **Residential Rural Business Overlay**, generally located along Forest Boulevard and are north of 340th Street and south of 360th Street. Performance standards are specified in Section 6.07.F of this code. Signage shall comply with requirements in §§ (add number of Rural Business Overlay District) *et seq.*