



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

**REGULAR MEETING – NOVEMBER 21, 2023 7:00 p.m.
30955 FOREST BOULEVARD, STACY MN**

Call to Order

Chair J. Ness called the meeting to order at 7:00 p.m.

Attendance

Present: Telise Schroeder, Tim Sawatzky, Jim Ness, Jeff Johnson and Michele McLane

Absent: None

Others Present: Sam Svendahl, Joe Fowler, and Dave Mills from LIUNA. Jon Peterson and a member of the public was also in attendance.

Agenda

The ordinance revision of Ch. 73 Snowmobile Regulations was added under New Business 6G. Motion by J. Ness to approve the agenda as amended. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, T. Schroeder, J. Johnson, and M. McLane voted yes. Chair J. Ness declared the motion carried.

Approval of Minutes

Motion by T. Schroeder to approve the Joint Planning and Stacy Planning Commission minutes as presented. Second by M. McLane. Members T. Sawatzky, T. Schroeder, J. Ness, J. Johnson, and M. McLane voted yes. Chair J. Ness declared the motion carried.

City Council Update

T. Sawatzky provided an update from the City Council.

Public Hearing-Amending §153.056 A Agriculture District, §92.04 Farm Animals, §92.19 Domesticated Chickens, and §153.045 R-1 Single Family Residential (7:07-7:16 p.m.)

The purpose of the public hearing is to gather public input on amending §153.056 A Agriculture District, §92.04 Farm Animals, §92.19 Domesticated Chickens, and §153.045 R-1 Single Family Residential. No public was in attendance for the hearing.

New Business

Action on Public Hearing

Motion by J. Ness to recommend to the City Council that the amendment to §153.056 A Agriculture District allowing kennels with an IUP be approved as presented. Second by T. Sawatzky. Member J. Ness, T. Sawatzky, T. Schroeder, J. Johnson, and M. McLane voted yes. Chair J. Ness declared the motion carried.

Motion by T. Schroeder to recommend to the City Council that the amendment to §92.04 Farm Animals be approved as presented. Second by T. Sawatzky. Member J. Ness, T. Sawatzky, T. Schroeder, J. Johnson, and M. McLane voted yes. Chair J. Ness declared the motion carried.

Motion by T. Schroeder to recommend to the City Council that the amendment to §92.19 Domesticated Chickens be approved with the amendment of 4a and 4b to read be amended to say "chickens, ducks or any combination thereof" and line 11 from "ducks" to "duck". Second by M. McLane. Member J. Ness, T. Sawatzky, T. Schroeder, J. Johnson, and M. McLane voted yes. Chair J. Ness declared the motion carried.

Motion by T. Schroeder to recommend to the City Council that the amendment to §153.045 R-1 Single Family Residential (Low Density) be approved as presented. Second by T. Sawatzky. Member J. Ness, T. Sawatzky, T. Schroeder, J. Johnson, and M. McLane voted yes. Chair J. Ness declared the motion carried.

Proposed Land Use-Houle Properties

Motion by J. Ness to take this item out of order. Second by T. Sawatzky. Motion carried. Jon Peterson was present to discuss the proposed future land use for the property. The property is geared towards residential development in the current Stacy comprehensive plan. Mr. Peterson feels the property is unsuitable for residential infrastructure due to lack of compaction in the soil, and shared his proposed future plan for the property. Due to the mixed-use in the proposed plan, the Commission felt it could be achieved through a planned unit development. Mr. Peterson felt the project would be 5-10 years out, but wanted to have the conversation with the annexation and other changes happening in the city.

Proposed Land Use Discussion-LIUNA

Motion by J. Ness to take this item out of order, Second by T. Sawatzky. Motion carried. Sam Svendahl, Joe Fowler, and Dave Mills from LIUNA were present to discuss a land use proposal for the Anderson Trust property. Highlights of the conversation include:

- LIUNA is looking to expand its training center in Lino Lakes/Centerville area and feels this property would be appropriate due to its proximity to the existing facility. They would like to grow their training but they aren't physically able to do so in the current property due to the buildings they have.
- The intention would be a training area for long-run pipelines, solar, concrete, potentially a two-part wind tower, retaining walls, plantings and landscaping, directional drilling, potentially CDL, and other training opportunities.
- Eventually would have a couple of buildings or job trailers as the facility grows. This wouldn't run 24/7 initially, it will offer more specialized training that would happen periodically. It would be busier from fall to spring and slower in the summer. Hours of operation would typically be Monday through Friday from 7:00 a.m. to 3:30 p.m.
- The Commission brought up proximity to the manufactured home park and potential noise issues. Their existing facility is next to a neighborhood of townhomes and they have not had any complaints or issues with the neighbors or the city.
- The property is geared towards general business in the Stacy comprehensive plan. LIUNA would be willing to work with the city to allow acreage for commercial areas and utilize the remaining land for their facility. Things could be put in place to lessen noise like berms and plantings.
- Any students who live more than 70 miles from the facility are housed in hotels at LIUNA's expense. They would be utilizing our gas stations, lodging, stores, restaurants etc. which would benefit the community economically.
- The facility would put minimal strain on the public utilities on that side of the freeway. It would grow and be utilized gradually, progressing over 5-10 years.
- Measures would be put in place to control dust from trainings.
- The Commission discussed potential tax revenues from the property under this use.
- LIUNA would want to work with the city to determine what portions of the land the city would want for commercial use.

They need 50 acres minimum for their planned trainings and facilities, but that leaves up to 24 acres up for discussion in terms of what the city would like to see in the future.

- Access to the facility from the County roads would be determined by the County.
- They would like to get a sense of if the city would support the use so that they could make an offer on the property. They understand that rezoning and other items would take time to establish, at minimum 4-6 months.

Motion by T. Schroeder to forward the matter to the City Council for further review and potential recommendation. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, M. McLane, J. Johnson and T. Schroeder voted yes. Chair J. Ness declared the motion carried.

Anderson Trust Property

The property is guided as general business in the comprehensive plan and zoned agriculture currently due to it being annexed into the city some time ago. The Commission discussed the likelihood of commercial businesses being able to utilize the property. There has been a lot of interest and different proposals brought forward. Depending on how the proposals already received pan out, the members will begin considering what the appropriate zoning would be.

DNR Notice to Amend Shoreland and Floodplain Ordinances

The Commission discussed the communication from the DNR regarding the shoreland and floodplain ordinances. The Commission will begin to look at this after the annexation is complete.

December Planning Commission Meeting

The Commission determined that they would not meet in December unless notified by the clerks' department that a meeting is necessary.

Ch. 73 Snowmobile Regulations Amendment

Motion by J. Ness to recommend to the City Council to approve the changes to Chapter 73 Snowmobile Regulations. Second by M. McLane. Members J. Ness, T. Sawatzky, M. McLane, J. Johnson and T. Schroeder voted yes. Chair J. Ness declared the motion carried.

Old Business

Continue Review of the City Code at §153.045

The Commission tabled the review of the city code at §153.045 until the next meeting.

Open Discussion

Member T. Schroeder asked if there was a way to reach out to the city where the current LIUNA facility is and see what the relationship is like and if there have been complaints or issues. It is generally public information, so the clerks' department will reach out.

Adjourned at 9:35 p.m.

Chair J. Ness declared the meeting adjourned at 9:35 p.m.

Angie Comstock, Deputy City Clerk

DRAFT