



**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 – JUNE 20, 2023 7:00 p.m.  
30955 FOREST BOULEVARD, STACY MN**

**Call to Order**

Chair J. Ness called the meeting to order at 6:59 p.m.

**Attendance**

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

**Absent:** None

**Others Present:** Mike Schrader, Mick Conlan and Phil Carlson (City Planner)

**Agenda**

Motion by J. Ness to approve the agenda. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, T. Schroeder, and M. McLane voted yes. Chair J. Ness declared the motion carried.

**Approval of Minutes**

Motion by J. Ness to approve the minutes as presented. Second by M. McLane. Members T. Sawatzky, T. Schroeder, J. Ness, 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 §92.06 Kennels & Amending §153.034 Alternative Energy Systems (7:02-7:11 p.m.)**

The purpose of the public hearing is to gather public input on amending §92.06 Kennels and amending §153.034 Alternative Energy Systems. T. Sawatzky pointed out an error in the summary ordinance for the amendment to the alternative energy systems. The commission discussed potential changes to the solar portion but determined it would make more sense to wait until annexation. No public was in attendance for the hearing.

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**New Business**

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**Ordinance 2023-8-1 Amending §92.06 Kennels**

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Motion by T. Schroeder to recommend to the City Council that Ordinance 2023-8-1 amending §92.06 Kennels be approved as presented. Second by T. Sawatzky. Member J. Ness, T. Sawatzky, T. Schroeder, and M. McLane voted yes. Chair J. Ness declared the motion carried.

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**Ordinance 2023-8-2 Amending §153.034 Alternative Energy Systems**

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Motion by J. Ness to recommend to the City Council that Ordinance 2023-8-2 amending §153.034 Alternative Energy Systems be approved as presented with a correction to the ordinance number (from §153.04 to §153.034) on the summary ordinance for publication. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, M. McLane, and T. Schroeder voted yes. Chair J. Ness declared the motion carried.

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**ALS Properties/Gramercy Development-Community Housing Proposal**

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Mike Schrader from ALS Properties and Mick Conlan from Gramercy Development LLC were present to discuss a proposal for developing the property at 5122 Fawn Lake Drive as mobile home development. They provided their background and examples of other developments they own and operate. The main points of the presentation were:

- Their goal is to bring affordable, unsubsidized housing to communities for people in the workforce, seniors, and others who would like to own their homes.
- Their most recent expansion is Woodhaven in St. Francis, which contains 356 homes on 105 acres and was built in the last 5 years. Their proposed development for Stacy is very similar to this community.
- Homes would include parking, a shared garage, curbed gutters, green space, and amenities (such as a community center).
- Land lease community concept where the community owns the land and provides services like trash and snow removal, people own the homes and pay rent. The water is sub-billed to residents. The community

maintains the property and residents maintain their home site. There would be onsite property management staff.

- Homes installed are multi-section HUD code homes. HUD code requires that when the home leaves the factory it has to be suitable for occupancy, so they come on a frame and are equipped with running gear (water heater, furnace etc.). They are pre-fab and built in a controlled environment in a factory. Generally, they are Energy Star rated for energy efficiency.

There was a discussion about the lack of structure for city sewer and water on the west side of I-35. The City Planner made comments about the current zoning of the property as well as the guidance for the land in the existing comprehensive plan and his thoughts on that. It was brought up that the developer would have to work with the County on having a minimum of 2-3 access points for the proposed community off of county roads. The potential for a mixed-use development was also discussed, integrating business and housing. More details were provided about the operation of the potential community, and the quality of the homes that would be built.

Member T. Sawatzky asked Mr. Conlan and Mr. Schrader if they would be willing to make this presentation again in 4 months. Due to the annexation in progress, there is a possibility that none of the members will be on the commission, and the City Council is guaranteed to change. They stated that they would be willing to do that.

The Planning Commission stated that they would make a written recommendation to the Council and asked Mr. Conlan and Mr. Schrader to attend the Council meeting in July. They will do so.

The Planning Commission had the clerk prepare a written recommendation for the City Council.

**Old Business**

**Continue Review of the City Code at §153.045**

Motion by T. Sawatzky to table the review until the July meeting. Second by J. Ness. Members J. Ness, T. Sawatzky, M. McLane and T. Schroeder voted yes.

**Open Discussion**

Member T. Schroeder asked if there were any events in the City between 1980-2023 that she should include in the history portion of the combined Stacy-Lent comprehensive plan. The water treatment plan was brought up.

**Adjourned at 9:16 p.m.**

Chair J. Ness declared the meeting adjourned at 9:16 p.m.

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Angie Comstock, Deputy City Clerk