



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 17, 2020, 7:00p.m.
MEETING HELD VIA TELECONFERENCE DUE TO COVID-19, ALSO HELD IN PERSON AT 30955 FOREST BOULEVARD, STACY MN**

Call to Order

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

Roll Call

The following members were present at City Hall:

Roll Call:

M. Ness	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
J. Ness	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
T. Olivolo	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
D. Thieling	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
T. Sawatzky	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent

Others Present: Michelle and Shawn McLane, and Joe Germain

Webex: Phil Carlson, and public not identified

Agenda

Additions to the Agenda:

- Anderson, Variance for Garage
- Microsoft Surface Pros

Motion by J. Ness to approve the agenda as amended. Second by T. Sawatzky.

Roll Call Vote:

M. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
J. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Olivolo	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Sawatzky	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
D. Thieling	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chair M. Ness declared the motion carried.

Public Hearings 7:02-8:14p.m.

Conditional Use Permit – All Mac Inc.

Notice is hereby given that on Tuesday, November 17, 2020, at 7:00 p.m.; or as soon thereafter as the matter may be heard, the Stacy Planning Commission will hold a public hearing on an application for

a Conditional Use Permit to allow the following activities in the General Business District:

Property Address: 5580 Stacy Trail, Stacy MN 55079
Property ID: 19.00184.38

1. 153.051 C (7) e: The Storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building. We are not sure that this applies to our business as a trailer repair but we want to address the issue that trailers that need repair would be parked outside of the shop or principal building. Most of our repairs are not obvious including tire changes, bearings, minor welding, installation of new vents and remove and recalk roofs as a few examples.

2. Any other activities that do not fall under the Central Business District zoning for the activities described in Exhibit B.

EXHIBIT B

- Residential Trailer Repair including horse trailers, cargo, snowmobile, fish house, and commercial trailers. We do not fix anything with air brakes including semitrailers.
- Hitch installations
- Commercial DOT Inspections
- Consignment sales of trailers. (2020 sales totaled 5)
- Manufacturing sales. We would like to manufacture a limited number of trailers during any slow period
- Winterization and de-winterization of campers or trailers with living quarters
- U-Haul truck and trailer rentals and UBox Storage. UBox Storages are 95' x 56" x 83.5" wooden boxes and will be stored either in the former car wash (with reenforced doors for security) or in the shop. Presently, we store Uboxes in the mezzanine of our shop.
- Customers can only access the boxes during business hours. Usually, customers drop them off and do not ask to access the boxes until they pick them up.

Discussion

The public comment solicited expressed the following concerns:

- Noise
- Lighting
- Landscaping
- Fencing

The City Planner, Phil Carlson, said that this is a good fit for the property; however, many issues still need to be addressed and recommends continuing the public hearing.

Motion by J. Ness to continue the public hearing until December 15, 2020, at approximately 7:00p.m. Second by T. Sawatzky.

Roll Call Vote:

M. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
J. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Olivolo	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Sawatzky	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
D. Thieling	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chair M. Ness declared the motion carried.

Public Hearing – Accessory Buildings

Notice is hereby given that on Tuesday, November 17, 2020, at 7:00 p.m.; or as soon thereafter as the matter may be heard, the Stacy Planning Commission will hold a public hearing to consider amending the Stacy City Code, Chapter 153, Accessory Buildings in the Central and General Business Zoning Districts.

Approval of Minutes

Motion by J. Ness to approve the minutes as presented. Second by T. Olivolo.

Roll Call Vote:

M. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
J. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Olivolo	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Sawatzky	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
D. Thieling	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chair M. Ness declared the motion carried.

New Business

Action on Public Hearings

Conditional Use Permit – All Mac Inc.

The Public Hearing was continued until December 15, 2020.

City Code – Accessory Buildings in Central and General Business Districts

Motion by J. Ness to recommend that the council approve the Ordinance amending Accessory Buildings in the Central and General Business Districts, as presented. Second by T. Sawatzky.

Roll Call Vote:

M. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
J. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Olivolo	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Sawatzky	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
D. Thieling	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chair M. Ness declared the motion carried.

Planning Commission

Richard Anderson – Variance

This item handled out of order by motion of M. Ness. Second by J. Ness.

Roll Call Vote:

M. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
J. Ness	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Olivolo	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
T. Sawatzky	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
D. Thieling	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chair M. Ness declared the motion carried.

Mr. Anderson would like to build an accessory building next to his home; the size of the accessory building would place the structure within 5 feet of the neighbor's fence. He would like to obtain a variance to build the structure.

The commission discussed the project and determined that it did not meet the state criteria for granting of a variance; the building could be located elsewhere on the property.

Route 61 – Mini-Storage

The clerk reported she had spoken with Jerry Anderson, the architect for the project. Mr. Anderson reported that they had gone to the county to seek a variance for the driveway access off of Forest Boulevard. He said that Joe Triplett outright said the variance would not be granted. The application was not submitted.

The clerk was directed to provide Mr. Anderson the documents to rezone the property to General Business and also an application for a Conditional Use Permit.

Old Business

**Parking in Residential Districts
§153.121**

The clerk will provide a copy of the ordinance to the commission for review at their next meeting.

**Continue Review of the City
Code**

Postponed until the December 15, 2020, meeting.

Adjourned at 9:09p.m.

Chair M. Ness declared the meeting adjourned at 9:09p.m.

Sharon MT Payne