



**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
FEBRUARY 19, 2019, 7:00p.m.
30955 FOREST BOULEVARD STACY MN**

Call to Order

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

Roll Call

Present: Jim Ness, Rebecca LaMotte, Michelle Boeck, and Mark Ness

Absent: None

Others Present: Amy Schutt, Dan Boyum, Dennis Thieling, Representatives of Hi-Lo Manufacturing, and Revived Iron

Agenda

Move snowmobile mapping up on the agenda to before Council Update.

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

Approval of Minutes

Motion by J. Ness to approve the minutes as presented. Second by M. Boeck. Members J. Ness, R. LaMotte, M. Boeck, and M. Ness voted yes. Chair M. Ness declared the motion carried.

City Engineer, Dan Boyum

Snowmobile Map

Mr. Boyum contacted the DNR regarding changing the snowmobile map, they directed him to contact the snowmobile club in the area. The clerk will contact the snow mobile club in the Stacy Area regarding the snowmobile trails in the city limits of Stacy.

**Sewer and Water Access
Charges**

Mr. Boyum will present draft updates for the commission to review.

Comprehensive Plan

Mr. Boyum will prepare updates to the Comprehensive Plan for review by the Planning Commission.

Parking Requirements

The commission directed Mr. Boyum to also review the parking requirements in the city code.

New Business

Affordable Housing

Dennis Thieling, as a member of the Stacy EDA said that the city needs to consider adding “affordable” housing requirements in the code. Encourage development of “affordable” housing in the city. The commission said that this is a goal already included in our Comprehensive Plan.

Automotive Repair in the Stacy Ponds Business Park

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

Owner’s of Revived Iron asked if an automotive repair business will be allowed in the Stacy Ponds Business Park; the commission reviewed the Light Industrial zoning code. It currently is not an allowed use but the commission concurred that it fit within that district. The commission agreed to the following change to the City Code:

§153.053 LI Light Industrial District

(B) Permitted Uses

(2) Shops and offices for contractors and trades, including general, electrical, plumbing, **automotive repair**, heating and ventilating, landscape and excavating, and businesses that support them.

Chair M. Ness set the public hearing on the amendment to the city code for March 19, 2019, at 7p.m.

Hi-Lo Manufacturing Expansion in the Stacy Ponds Business Park

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

Members from Hi-Lo Manufacturing had three questions for the Planning Commission:

1. The need to increase electricity to the building; with an additional transformer installed.

The member’s said that this was allowed.

2. Storage Bins outside for storage of metals, requiring shelter; they would build a structure for these bins, the bins will be located in the fenced in storage yard.

The city attorney will review the existing conditional use permit to see if they are allowed; if not a revision to the permit will need to be made.

3. Are there any available incentives for the expansion?

The clerk will put them in contact with Nancy Hoffman, the Chisago County HRA/EDA Director.

Comprehensive Plan Review

The commission began the review of the plan, they stopped at page 13 of the plan. The clerk will include the proposed revisions to the plan.

Old Business

R2 Zoning Clarification

The commission made a change at their last meeting to the R2 Zoning District; the city attorney reviewed the proposed change and had questions regarding the change. Therefore, the public hearing called at the last meeting was cancelled.

The commission said that they will utilize the following definition:

DWELLING, TWO-FAMILY: A structure having two (2) dwelling units contiguous to each other only by the sharing of one or more common walls (without an interior connection) with each unit having a separate entrance/exit designed exclusively for occupancy by two (2) families living independently of each other.

Changes to code:

§ 153.046 R-2 ONE AND TWO FAMILY RESIDENTIAL (MEDIUM DENSITY).

(C) Permitted principal uses.

(1) All uses listed as permitted uses in the R-1 District;

~~(2) Two family residences;~~

~~(3) Duplexes as defined in this chapter.~~

(3) Two-Family Dwelling

§ 153.047 R-3A MULTIPLE FAMILY RESIDENTIAL.

(C) Permitted principal uses.

(1) ~~Townhouses, row houses;~~

(1) Multi-Family Dwelling

(2) All uses listed as permitted uses in the R-2 District;

(3) Residential structures containing more than one dwelling, excepting apartments.

**American Legal – Pricing
Defined Terms Link**

Forwarded to the council for consideration.

**Continue Review of the City
Code**

The commission did not discuss this item at the meeting; it will be on the March 2019 agenda. The commission will meet with the city council on February 26th to discuss the recommended changes made to this point.

Adjourn at 9:00p.m.

Chair M. Ness declared the meeting adjourned at 9:00p.m.

Sharon MT Payne