



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

**REGULAR MEETING  
MARCH 21, 2017, 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, Mark Ness, Michelle Boeck, and Marie Noe

**Alternates Present:** None

**Absent:** None

**Others Present:** Amy Schutt, Roger Breems, and Bradley Breems

**Agenda**

Additions to the Agenda:

- Bee Boxes
- May Meeting

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

**Council Update**

The council approved the bonus sign area for the Stacy  
Ponds Business Park Sign.

**New Business**

**Property North of Promotion  
Management Center (PMC)**

Mr. Roger Breems is interested in purchasing the tax forfeited  
parcel north of PMC. He would like to build a home and  
operate a business on the property.

The business provides replacement boxes for pick-up trucks.  
He said that approximately twice per week a customer would  
pick up a box at most. He would be bringing the boxes in  
himself. They would be stored in a lean-to structure about  
1,200 feet long.

The commission said this business may be allowed as an Interim Use Permit; however, did not guarantee that one would be issued.

Mr. Breems said he will not be doing this for quite a while; most likely a couple years.

**General Parcel Information**

Parcel: 19.00004.10  
Town: STACY CITY  
School District: SCHOOL DISTRICT 138  
Acres: 18.1000  
Section: 29  
Township: 034  
Range: 021  
Plat:  
Plat Description:  
Block:  
Lot:  
Legal: THAT PT OF W1/2 OF SW1/4 LYG W OF W'LY R-O-W LINE OF INTERS #35 & LYG N OF FOL DESC LINE & ITS E'LY EXT: COMM AT SW COR OF SAID SW 1/4; TH ON AN ASSUM BEARING O  
Owner Name: TAX FORFEITED LAND READY FOR APPRAISAL  
Mailing Address: 313 N MAIN ST  
City/State/Zip: CENTER CITY, MN 55012



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## May Meeting

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Both members J. Ness and M. Ness are unable to attend the commission meeting in May; does the commission want to cancel or reschedule. The meeting is cancelled; unless needed.

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## Bee Boxes

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Member Noe had contacted the clerk regarding the installation of a bee hive on her property; in research the clerk determined they were not allowed.

Member Noe will bring additional information to an upcoming meeting regarding the hives. The commission will then consider if a text amendment to the ordinance is appropriate.

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## Old Business

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## Unsurmountable Curbs

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Wording from M. Statz's memo:

*Per our conversation, I'll clarify some terminology:*

*Surmountable Curbs: These are the types of curbs that are in most new developments. They are sometimes described as "roll-over" curb and do not require modification once the home is built and a driveway location is selected. The driveway is simply built right up to the back of the curb. It is for this reason, that this style of curb is used.*

*Barrier Style Curbs: These are the types of curbs you see in older parts of cities and on reconstruction projects. There is a nearly vertical face on the curb of 6" in height. Then, for each driveway, a "curb cut" is constructed, where the back of the curb is missing and there is a smooth transition to the driveway.*

So, if we know exactly where the driveways are going to be located for each lot, we can construct, more traditional “barrier” or “B618” style curb. However, in new developments, because we typically build the road and then the houses, we need to use surmountable curbs so that driveways do not need a curb cut and can be placed anywhere without repouring the curb.

Without reading through our current code, my suggestions would be these:

- If we don't already require concrete curb and gutter in all of our developments, we should. This language is typically in most city's ordinances.
- If we do already have language requiring concrete curb and gutter, I would not want to change it to specifically call out any particular type of curb and gutter other than to say “concrete”. The specifics of curb style can be left to our set of Engineering Design Standards and Standard Detail Plates.
- For low speed, low volume roads (like we would see in our developments), surmountable curb is just as appropriate as barrier style curbs. The size of the bump in surmountable curb keeps people on the road, and off the grass.

If the city's public works department, or others have a preference as to the style of curb used, we can discuss that with them and modify our Engineering Standards to meet their needs.

Motion by J. Ness to recommend that the council leave the ordinance and standard as they are and deal with curbs on a case by case basis. Second by M. Noe. J. Ness, M. Noe, M. Boeck, and M. Ness voted yes. Chair M. Ness declared the motion carried.

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## Zoning Maps

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Two parcels that are part of the Stacy Lions Park (PID 19.0009.00 and 19.00102.00) are not zoned park and are actually park. The commission would like to clearly define all the park and open space parcels in the city.

A public hearing was set for June 20, 2017, at 7:05p.m. to rezone all park and open space parcels.

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## Sign Ordinance

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The commission decided to start from scratch with the sign ordinance; items to consider:

- Total number of signs allowed per lot
- Lighting
- Height
- Temporary vs. permanent
- Signage ratio to building, ratio to maximum
- Electronic signs
- Dynamic displays
- Light measurement
- Abandoned signs

- Signs in right-of-way
- Exempt signs
- Design standards

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**Open Discussion**

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None

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**Adjourn at 8:29p.m.**

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Chair M. Ness declared the meeting adjourned at 8:29p.m.

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Sharon MT Payne