



**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  
MAY 21, 2019, 7:00p.m.  
30955 FOREST BOULEVARD STACY MN**

**Call to Order**

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

**Roll Call**

**Present:** Mark Ness, Jim Ness, and Tony Olivolo

**Absent:** Michelle Boeck

**Others Present:** Dallas Nestvold, and Stefanie Blommer

**Agenda**

Addition to the agenda: Maintenance Standards

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

**Approval of Minutes**

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

**Council Update**

The council approved the changes to the city code.

**New Business**

**Revived Iron**

**Conceptual Rendering of Building**

The Member's reviewed the building concept (attached, note color will be grey); and then made the following motion:

Based on City Code §153.053 (F)(2)(a) Permitted materials for exterior wall finishes are as follows: face brick; break off block; stone or glass curtain wall; natural stone; precast concrete units and concrete block provided surfaces are molded, serrated or treated with a textured material to create a three dimensional character; curtain wall panels of steel, plastic, fiberglass, metal or aluminum provided the panels are factory fabricated and of a high quality material with a matte or non-luster finish, no more than 20% of the area of the front exterior walls, or any exterior wall facing a street may consist of these panels.

The building meets the city code because the front of the building is the one with the garage doors and meets the 20% requirement.

Motion by J. Ness to recommend that the council approve the building design. Second by T. Olivolo. J. Ness, T. Olivolo, and M. Ness voted yes. Chair M. Ness declared the motion carried.

**Site Plan Review**

Motion by J. Ness to push the site plan review approval directly to the city council due to the uniqueness of the situation. (Closing on the property purchase by June 30). Second by T. Olivolo. J. Ness, T. Olivolo, and M. Ness voted yes. Chair M. Ness declared the motion carried.

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**Maintenance Standards**

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The commission talked about establishing a city code regulating maintenance standards such as unsafe structures. The clerk will ask the building inspector if he has any examples.

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**Old Business**

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**Comprehensive Plan Review**

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Changes to the plan were discussed; the clerk will have the changes incorporated into the plan and then the commission will review and hold the public hearing.

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**R2 Zoning Clarification:  
Dwelling, Two-Family and Multi-Family**

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At the February meeting the Planning Commissions set the definition of: 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.

At this meeting they changed the definition:  
DWELLING, TWO-FAMILY: A shared structure having two (2) dwelling units contiguous to each other only by the sharing of one or more common walls or ceiling/floor (~~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.

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

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**City Code Review**

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**Water and Sewer Access Charges:**

The commission reviewed the updates to the WAC and SAC fees. The proposed attached from the city engineer. The commission changed:

- Add to (C)(1) two-family dwelling below is from the city engineer.
- Change Cocktail Lounge to Bar (no food service)

**Point of Sale Inspections Well and Septic:**

The commission recommends removal of city code §51.10 and §52.56 (D); these city code sections are difficult to enforce therefore it will be removed per the city attorney's comments:

**§51.10 POINT OF SALE PRIVATE WELL COMPLIANCE.**

No owner of a property served by a private well located in the city shall transfer such property by conveyance or contract for conveyance without providing for an inspection of the well by a state-licensed inspector prior to the time of sale. The owner of the property must disclose in writing, to the buyer, all known information about the status and location of any private wells on the property.

(A) TIME OF SALE shall mean the date of full execution of a written purchase agreement, or, in the absence of a fully executed purchase agreement, the date of full execution of a contract, or the date of full execution of any document providing for the conveyance by deed or contract, whichever occurs first.

(B) If the seller fails to provide a Certificate of Compliance issued by the state-licensed inspector and filed with the city, buyer and seller shall arrange for deposit of sufficient security in the form of an escrow agreement, in a form approved by the city, to assure the installation of a complying private well, or connection to city water and city sewer services, if available, as required by City Code provisions.

(C) This escrow procedure, along with a signed Affidavit of Understanding with the city, may be used to allow for a transfer of property to occur during winter months, until such time conditions allow for the inspection to be performed. The commission will continue review of the city code chapter IX at their next meeting.

**§52.56 PRIVATE WASTEWATER DISPOSAL**

**D. Point of Sale - Transfer of Properties with Existing SSTS**

No owner of a property served by an SSTS located in the City shall transfer such property by conveyance or contract for conveyance without providing for an inspection of the septic system by a Qualified Employee of the Department, prior to the time of sale. The owner of the property must disclose in writing, to the buyer, all known information about the status and location of any SSTS on the property.

1. Time of sale shall mean the date of full execution of a written purchase agreement, or, in the absence of a fully executed purchase agreement, the date of full execution of a contract, or the date of full execution of any document providing for the conveyance by deed or contract, whichever occurs first.

2. If the seller fails to provide a Certificate of Compliance issued by the City, buyer and seller shall arrange for deposit of sufficient security in the form of an escrow agreement in a form approved by the City to assure the installation of a complying SSTS.

a) This escrow procedure, along with a signed Affidavit of Understanding with the City may be used to allow for a transfer of property to occur during winter months, until such time conditions allow for the inspection to be performed.

**Snow Mobile Map:**

Remove from the agenda; the engineer is still working on this.

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**Adjourned at 8:35p.m.**

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Motion by T. Olivolo to adjourn. Second by J. Ness. Members T. Olivolo, J. Ness, and M. Ness voted yes. Chair M. Ness declared the motion carried.

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Sharon MT Payne



CONCEPTUAL RENDERING

CONCEPT DRAWING



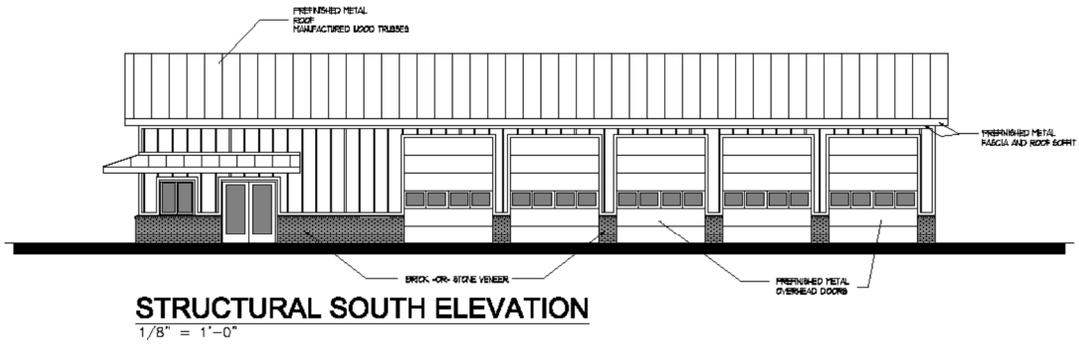
**REVIVED IRON  
STACY, MINNESOTA**



|                          |                |
|--------------------------|----------------|
| WILLIAM A. BECKLIN, P.E. |                |
| DATE: MAY 10, 2019       | REG. NO. 18494 |
| DATE: MAY 10, 2019       | DRAWN: KJ      |
| JOB NO:                  | CHECKED: WAB   |

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|---|
| Becklin & Whitney<br>Consulting Engineers, Inc.<br>139 1st Ave., E., Suite 100<br>P.O. Box 471<br>Cambridge, MN 55008<br>Phone: (763) 689-5631<br>Fax: (763) 552-5631 |
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S1



CONCEPT DRAWING



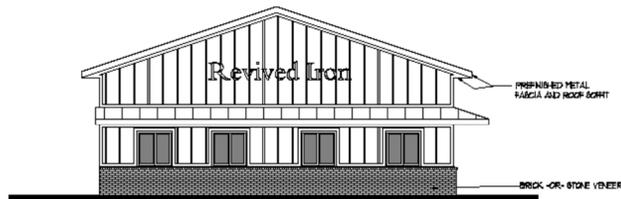
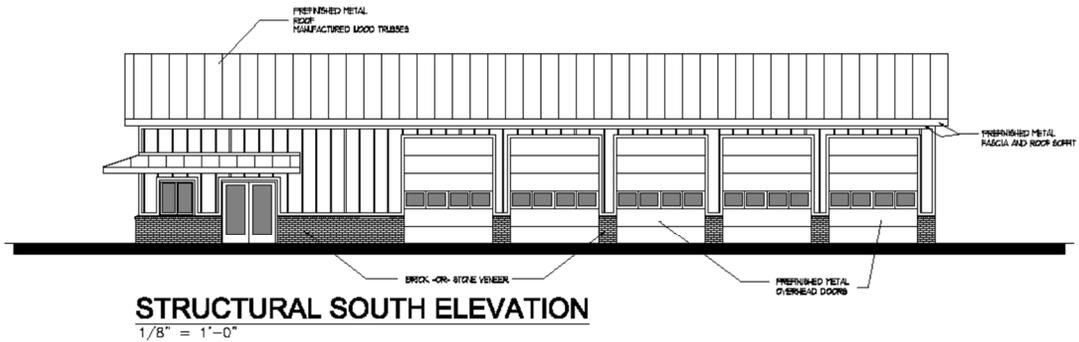
**REVIVED IRON  
 STACY, MINNESOTA**



WILLIAM A. BECKLIN, P.E.  
 DATE: MAY 10, 2019 REG. NO. 16884  
 DATE: MAY 10, 2019 DRAWN: KJ  
 JOB NO: CHECK223485

Becklin & Whitney  
 Consulting Engineers, Inc.  
 139 1st Ave. E. Suite 100  
 P.O. Box 471  
 Cambridge, MN 55008  
 Phone: (763) 689-6951  
 Fax: (763) 682-6821

**S2**



CONCEPT DRAWING



**REVIVED IRON  
 STACY, MINNESOTA**



WILLIAM A. BECKLIN, P.E.  
 DATE: MAY 10, 2019 REG. NO. 16884  
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**S2**



|   |                                     |   |
|---|-------------------------------------|---|
| occupants x 50 gallons/occupant)  |                                     |   |
| Day camps (no meals served; number of occupants x 10 gallons/occupant)  | 274 gallons                         | 1 |
| Labor/construction camps (number of occupants x 50 gallons/occupant)  | 274 gallons                         | 1 |
| Housekeeping cabins with private baths (number of beds x 60 gallons/bed)  | 274 gallons                         | 1 |
| Travel trailer parks  |                                     |   |
| With water and sewer hookup (number Sites x 100 gallons/Site)   | 274 gallons                         | 1 |
| With central toilet and showers (number of Sites x 75 gallons/Site)   | 274 gallons                         | 1 |
| Sanitary dump (Sites without hookup; number of Sites x 10 gallons/Site)   | 274 gallons                         | 1 |
| Car wash (self-service (non-automatic), other car wash bay or hose bib area)  | 1 bay                               | 3 |
| Car wash (roll-over (automatic) – provide spec sheet stating the number of gallons per each wash type divided by number of wash types x 100 cars)                                     | 274 gallons                         | 1 |
| Car wash (conveyor/pull-through (automatic) – provide spec sheet stating the number of gallons per each wash type divided by number of wash types x 200 cars)                         | 274 gallons                         | 1 |
| Car wash (reclaim)  | Contact City Council                | - |
| Church/Worship<br>Includes worship and congregation space, office, meeting, warehouse/storage, lockers/showers, classrooms, nursery, stage, banquet, small coffee café.               | 2,300 square feet                   | 1 |
| <b>Cocktail lounge (no food service)</b>  | 23 seats                            | 1 |
| Daycare (Includes office, preschool classrooms, meeting, warehouse/storage, shower/lockers)   | 900 square feet                     | 1 |
| Fitness (Includes fitness, dance, office, meeting, retail, warehouse/storage, daycare, salon, massage, tanning, small café, showers/lockers, pool/whirlpool, team sport courts/cages) | 1600 square feet                    | 1 |
| Game room   | 590 square feet                     | 1 |
| General office building   | 2,650 square feet net** floor space | 1 |
| Group home  |                                     |   |
| Secondary treatment (residents leave during the day)  | 5 beds                              | 1 |
| Primary treatment (residents stay all day)  | 3 beds                              | 1 |
| <b>Handball and racquet courts</b>  | 1 court                             | 2 |
| Hospitals (does not include outpatient clinic)  |                                     |   |

