



**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 21, 2022, 7:00p.m.  
30955 FOREST BOULEVARD, STACY MN**

**Call to Order**

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

**Attendance**

**Present:** Mark Ness, Jim Ness, and Tim Sawatzky

**Absent:** None

**Others Present:** Mike Wilcox, Rachel Julkowski, James Julkowski, Austin Hallberg, Jennifer Wersal, and Carlos Trejo

**Agenda**

Additions to the agenda:

- Discuss items related to potential merger of Lent Township

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

**New Business**

**Residential Care Homes –  
31208 Forest Boulevard**

Rachel and James Julkowski are interested in developing the property located at 31208 Forest Boulevard into residential care homes; called cottages. The proposed project details, as laid out in Ms. Julkowski's presentation:

- Sunset Homes has partnered with Living Hope Homes, a premier healthcare provider, to operate our senior assisted living residential homes.

- Assisted Living is to help residents with daily living activities, such as bathing, dressing, eating, and taking medications.
- Offering both private pay and Medicare, Medicaid care services.
- Living Hope Homes is a Medicare certified, Class A Licensed in-home health care agency in Minnesota.
- High quality new construction dwellings.
- Each unit would have 6-12 residents with one care giver onsite 24/7.
- Built using SIP's (Structural Insulated Panels) – energy efficient panels that lower energy bills and create a more comfortable interior environment. SIP's are one of the strongest and fastest building techniques available on the market today.
- HVAC System – Mini-splits for heating and cooling give each resident the ability to control the temperature and humidity in their room. The use of ERV's allows for negative pressure in each bedroom. In-floor heat throughout the home adds extra comfort and warmth.
- They are proposing to build 5 units, 5 bedrooms each.
- Each unit has a 2-car garage and driveway.
- They would like to build in Spring 2023.

The members agreed that this would be a good fit for Stacy and are in support of the project; the project would require a Planned Unit Development (PUD). Mike Wilcox from the Lent Township Planning Commission commented that this is something that Lent would like to see also. The clerk will provide the application form to move forward with a PUD.

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**Property Purchase – 31065  
Forest Boulevard**

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Jennifer Wersal and Carlos Trejo were present to discuss property located at 31065 Forest Boulevard; it is zoned Central Business. They have a purchase agreement with a contingency, they want to make sure what they are proposing will be approved by the city.

They are proposing to use the building for offices for her business, eXp Realty, and his Renova Services. They propose to install a fence, and have parking for the trailers used in the

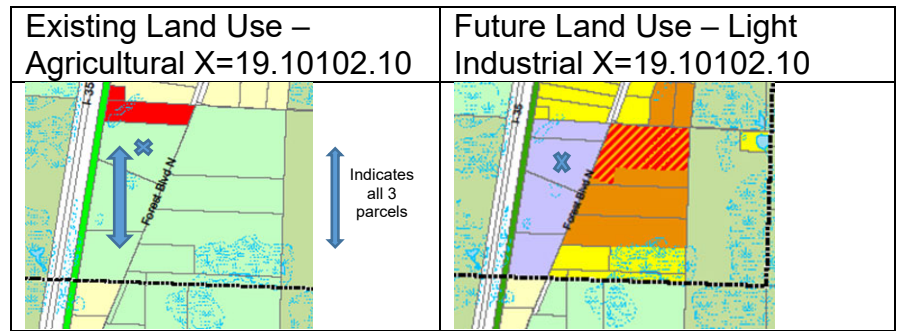
Renova Services business. They would place class 5 gravel on a portion of the lot for the trailers. Are they allowed to build a garage on the property? Yes. There is no issue with their proposed use of the property; they will need to follow the city code regulating fencing and accessory buildings.

**Possible Rezoning  
19.10102.10**

Austin Hallberg was present to discuss the “Houle Property,” PID 19.10102.10. He would like to rezone the parcel to Light Industrial, and construct 2-3 40,000 square foot buildings for warehousing.

The commission discussed if this would be considered spot zoning. The comprehensive plan zoning map for 2030 has this property zoned Light Industrial. The clerk will check with the city planner.

Mr. Hallberg asked what the situation may be if he were to acquire all three parcels; this would not be an issue and the rezoning of the three parcels would not constitute spot zoning.

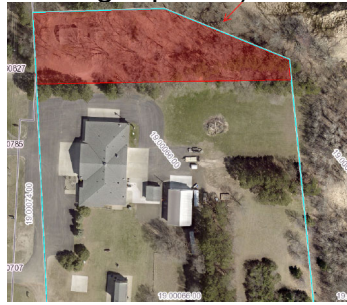


**Fire Department – Lot Split**

The city received an email from Lent Township Supervisor, Brian Seekon, he is requesting information on a potential lot split on the fire department property. Lent Township owns the property that the fire department sits on as well as a home. Is it possible to split the property so that the house is separate from the fire department property?

The lot split would need to conform with the city code, including the Shoreland Ordinance. The clerk will contact the city planner to determine the process for a lot split.

The lot split proposed (the red shaded area would be split off of the larger parcel):



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## Adult Uses

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The clerk will prepare a code revision as follows:

### § 96.03 LOCATION.

Adult establishments shall be located only in the district zoned Industrial and shall be located at least 500 radial feet from another adult use and at least 500 radial feet as measured in a straight line from the closest point of the ~~building line of the property upon which the adult establishment is located,~~ building in which the adult use and its associated parking areas are located to the property line of:

- (A) Residentially zoned property;
- (B) A licensed day care center;
- (C) A public or private educational facility classified as an elementary, junior high, middle school, or senior high;
- (D) A public park;
- (E) A place of worship;
- (F) Movie theater;
- (G) The Central Business District;
- (H) Commercial District; and
- (I) Community Center.

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## Penalty for Not Obtaining Dog License

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The Stacy City Fee Schedule contains a penalty for not obtaining a pet license; however, the city code section it references §92.24 does not exist.

Possibly amend §92.02, add an Item (E) Violation of this code section will incur a penalty as established in the city's fee schedule.

§92.02 contains the language requiring the license; later in Chapter 92, after domesticated chickens it states:

§ 92.99 PENALTY.

(A) *Separate offenses.* Each day a violation of this chapter is committed or permitted to continue shall constitute a separate offense and shall be punishable under this section.

(B) *Misdemeanor.* Unless otherwise provided, violation of this chapter shall constitute a misdemeanor punishable as provided in § 10.99.

(C) *Petty misdemeanor.* Violations of §§ 92.02, 92.07, 92.13 and 92.14 are petty misdemeanors punishable as provided in § 10.99.

The clerk will place this on the council agenda; how do they want to handle penalties?

**Land Use Considerations –  
Lent Township Merger**

The commission identified just some items requiring discussion regarding the merger of the City and Lent Township. Not to change the land uses allowed, but to identify what makes sense for both the township and the city. Identify zoning uses by zoning districts; at this time Lent's zoning sections are different than Stacy which is a good thing.

The commission would like to schedule a special meeting with the township planning commission to begin addressing zoning uses. They would like to have the changes ready to put into place once the merger occurs.

**Old Business**

**Motion to Table**

Motion by J. Ness to table the following items:  
5A-Subdivision Regulations  
5B-Continue Review of the City Code

Second by M. Ness. Members J. Ness, M. Ness, and T. Sawatzky voted yes. Chair M. Ness declared the motion carried.

**Adjourned at 9:21p.m.**

Chair M. Ness declared the meeting adjourned at 9:21p.m.

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Sharon MT Payne, City Clerk