



**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
SEPTEMBER 20, 2016, 7:00p.m.
30955 FOREST BOULEVARD STACY MN**

Call to Order

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

Roll Call

Present: Jim Ness, Mark Ness, and Michelle Boeck
Alternates Present: None
Absent: None, Note: Dennis Thieling resigned effective immediately
Others Present: Phil Carlson, Steve Lowe, Jeff Parenteau, Bobbie Parenteau, and John Jansen

Agenda

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

Approval of Minutes

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

Public Hearings 7:05-7:24p.m.

Chair J. Ness closed the Planning Commission meeting and opened the Public Hearing at 7:05p.m.

The purpose of the public hearing is to gather public input on:

1. An Application for an Amendment to a Conditional Use Permit to Allow a Car Wash – Kwik Trip
2. An Ordinance Amending the City Code §153.035 Accessory Dwelling Units.

Kwik Trip:

Kwik Trip is requesting an amendment to their Conditional Use Permit to allow the addition of a car wash.

The queue waiting for the car wash will accommodate 10 cars. The proposed location of the vacuum station was an issue; could they consider moving this to the East Side by the semi-parking area? Mr. Lowe said that he could review this request to determine if it's feasible.

Public Comment:

Jeff Parenteau, 5385 Stacy Trail: said that the noise and fumes from the semi parking is an issue; he is concerned about the noise generated from the car wash and vacuum station. Can something

be done about the semis being parked and running for extended hours.

Bobbie Parenteau, 5385 Stacy Trail: concurred with what Jeff Parenteau said and added that entering the mobile home park is difficult, having to weave around the semis. She was told that the entrance she is referring to is not actually an entrance into the park but is private property. The residents of the mobile home park should utilize Sunrise Drive.

John Jansen, 5385 Stacy Trail: expressed concern regarding noise and vibrations from the Kwik Trip property; the semis are a concern – the noise and smell.

Chair J. Ness asked Mr. Lowe if other Kwik Trip locations allow truck drivers to use as a truck stop. He said that no corporate policy exists, it is guided by the conditional use permits in those locations.

He was also asked about the impact on the city's sewer system from the car wash debris; he said that there is a sand trap and holding tank that are pumped monthly; no debris enters the sewer system.

Accessory Dwelling Units:

Proposed revision to the city code amending the City Code under Chapter 153.035 Accessory Dwelling Units.

There was no public comment.

The council approved the Findings of Fact and Decisions for Sunrise Mobile Home Park Mini-Storage.

Council Update

New Business

Accessory Dwelling Units

Motion by J. Ness to recommend the council approve the Ordinance Establishing the Regulation of Accessory Dwelling Units by Adding Section 153.035 and Amending Sections 153.045, 153.046 and 153.056 of the Stacy City Code as amended. Second by M. Boeck. J. Ness, M. Boeck, and M. Ness voted yes. Chair J. Ness declared the motion carried.

Mr. Carlson will prepare the revisions.

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

Kwik Trip – Amendment to Conditional Use Permit

Motion by J. Ness to recommend the City Council approve the amendment to the Conditional Use Permit for Kwik Trip to allow the addition of a car wash with the following conditions:

- Include the recommendations made by the City Planner

- To change the vacuum station location to the East location
- Signage on the south-side of the building is not lit; and existing signage can be replaced with signage of similar or less size.
- The hours of operation established as 7am-10:30pm
- Signage directing where the queue line is for the car wash, to include signage on Sunrise Drive.
- Semi-truck parking shall be limited to 1 hour; signage to be placed indicating such.

Second by M. Boeck. J. Ness, M. Boeck, and M. Ness voted yes. Chari J. Ness declared the motion carried.

Mr. Carlson will prepare the Findings of Fact and Decision for council approval.

Application for Sign

Motion by J. Ness to approve the signage request for 31065 Forest Boulevard. Second by M. Boeck. J. Ness, M. Boeck, and M. Ness voted yes. Chair J. Ness declared the motion carried.

Application for Conditional Use Permit – Casey’s

The public hearing was scheduled for October 18, 2016, at 7:30p.m.

The commission determined the application is not complete at this time and would like drainage, signage and lighting plans submitted in addition to any documents the city engineer may require. If the documents are not received by the public hearing date the hearing will be continued or cancelled. Mr. Carlson will communicate with the applicant what documents are needed.

Old Business

Accessory Building Setback

Public Hearing set for October 18, 2016, at 7:05p.m.

Add to the proposed ordinance: accessory buildings not requiring a building permit setbacks are 10 feet from property lines.

Fence Requirements

It appears that what the Building Inspector proposes is already included in Ordinance 2016-4-1.

Open Discussion

None

Adjourn at 8:50p.m.

Chair J. Ness declared the meeting adjourned at 8:50p.m.

Sharon MT Payne