

MINUTES

NOWTHEN PLANNING AND ZONING COMMISSION MEETING

NOVEMBER 23, 2021

1. CALL TO ORDER

Chair Ames called the meeting to order at 7pm

Those assembled recited the Pledge of Allegiance.

Present: Commissioners Bies, Carlson, Haapala, Jorgenson, Pearo,

Also Present: City Council Liaison Mayor Pilon, Planner Stockman, Interim City Administrator Boyles

Absent: Commissioner Schiller

MOTION BY CHAIR AMES SECOND BY BIES TO AMEND THE AGENDA TO REFLECT THE FACT THAT A PUBLIC HEARING PART OF TONIGHTS MEETING AND WITH REMOVAL OF APPROVAL OF THE OCTOBER 26, 2021, MINUTES. MOTION CARRIED SIX AYES.

2. PUBLIC HEARING TO CONSIDER A PRELIMINARY AND FINAL PLAN FOR WOODHAVEN LOCATED AT OLD VIKING BOULEVARD AND CLEARY ROAD

Chair Ames provided an introduction. Planner Stockman stated the proposed plats are on 49.48 acres, infill development which propose nine lots. Access to the subdivision is through existing adjoining roads, wetlands have been identified as have culvert locations. Property owners within 1500 feet have been notified. Updated plans reflecting wetland boundaries have been submitted.

Planner Stockman stated she had received three calls. The commenters expressed concerns about additional development affecting road congestion, two trail easements exist. Neighbors have expressed both support and opposition for them. The city planner recommended to table the plats until additional work is accomplished by the developer and his engineer.

Chair Ames opened the public hearing at 7:16pm.

Jim Brown indicated that he is representing the developer for the project. He indicated that a shared drive is proposed for lots 7 and 8. They are seeking to keep roadways thirty feet from the lot line. A shared maintenance and access agreement will be required. The planner indicated that she would like to show a

trail on the plat so buyers will be aware of its location relative to the lots at Old Viking.

Eric Foss, a neighbor is concerned about easement acquisition. He has lived in the area for 15 years and does not see the benefit of a bike path. He is also concerned that the cul de sac to Cleary Road has insufficient roadway. Otherwise, he is not opposed to the development.

Discussion ensued regarding right of way, snow storage, cul de sac characteristics. The right of way will be discussed with the city engineer.

There being no further testimony the chair closed the public hearing at 7:46pm.

Planner Stockman expressed concern about long term requests for variances for accessory buildings up to eight hundred square feet. She suggested that the plan ghost plat the locations of accessory buildings to forestall such variances. Item 11 of the engineer's report was removed. The planning commission reviewed items 12, 13, and 15. No trail is desired along Potassium and therefore vacation of the trail easement was recommended. Council liaison Pilon suggested that the City Council may wish to initiate this. The development agreement requires change before submission to the city council. Utilities large and small are to be buried.

MOTION BY CHAIR AMES SECOND BY JORGENSON TO APPROVE BOTH THE PRELIMINARY AND FINAL PLAT FOR WOODHAVEN IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CITY PLANNER, ENGINEER AND FROM PUBLIC HEARING. MOTION CARRIED, SIX AYES.

3. DISCUSSION OF COMMERCIAL/INDUSTRIAL STANDARDS

Planner Stockman stated that the city adopted a moratorium on commercial/industrial development to allow time for a review of the city's zoning ordinance as it relates to business uses. She indicated that there are two general types of separation of uses: 1. Separating regulated uses like group homes, towers, or junkyards from protected uses like residential subdivisions, churches or parks and playgrounds. 2. The second type of separation is one regulated use from the other. The purpose here is to prevent the concentration of regulated businesses in one place. She recited ordinances in Coon Rapids and Otsego.

The city attorney has been consulted and has concerns about such standards discriminating over some properties over others and the potential for litigation.

The essential question is does the city regulate through separation standards or instead use performance criteria as it has historically done. Planning

that the city planner would bring back proposed performance and architectural standards for commission consideration at the next meeting.

4. CANCELLATION OF DECEMBER MEETING

MOTION BY PLANNING COMMISSIONER BIES SECOND BY PEARO TO CANCEL THE DECEMBER MEETING IN LIGHT OF THE HOLIDAYS AND LACK OF AGENDA ITEMS MOTION CARRIED SIX AYES.

5. POTENTIAL UPCOMING PROJECTS FOR JANUARY MEETING

Toft Second Addition Preliminary Plat for seven industrial and eight residential lots.

The chair reminded the commission that the January Meeting will include election of chair and vice chair.

6. ADJOURN

MOTION BY COMMISSIONER JORGENSEN SECOND BY HAAPALA TO ADJOURN THE MEETING. MOTION CARRIED FIVE AYES.

The meeting adjourned at 8:51pm.

Respectfully Submitted,



Frank Boyles, Interim City Administrator



Dale Ames, Chair