



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 28 January (Corrected)

Commissioners: Bombard, Christopherson, D'Aigle, LeMier, Rydberg, Scholin, Student Representative Graci Huff
City Staff / Officials: Sauter
Absent: Jahnz, Pettie, Skluzacek

Christopherson called the meeting to order at 6:30pm, with the Pledge of Allegiance. *Minutes of the December 17th meeting were approved as written on a motion by D'Aigle, seconded by Bombard.*

Public Hearing on Premier Properties Variance Request: Following the approval of the subdivision of the former Gail Motel property on Main St S, Premier Properties is planning to redevelop the parcel containing the former motel (PID 42-0016.000) as student housing. Sauter explained that the MDO requires 2.5 parking spaces per dwelling unit, but, on behalf of Premier, Bethany Marx has applied for a variance to allow 30 spaces for the 19 units, rather than the required 48. She has also asked that the paving of the parking area be allowed to be completed in phases, with two handicapped spaces paved now, 13 regular spaces paved within three years, and an additional 15 regular spaces paved within six years. Staff have prepared proposed findings of fact and draft resolution P20-01, recommending approval of this variance. Sauter explained her findings and recommendation.

Bob Marx was present to explain the proposal and answer questions. The public hearing was called to order at 6:34pm, to allow for public input into this proposal. Newman stated that they were reducing the development to 18 units. There being no further comments, the hearing was closed at 6:39pm.

Discussion of Premier Properties Variance Proposal: Rydberg asked about the reduced number of units, and D'Aigle asked to add some clarifying language to the number of spaces required. Scholin spoke in favor of the reduced number of spaces, and Sauter's plan for tracking the phases of paving. There was discussion of escrow, but the consensus was that that was not necessary in this situation. *D'Aigle made a motion to adopt Resolution P20-01, recommending that the Council grant the variance with the conditions listed, and with the minor clarifying edits. LeMier seconded the motion, which passed unanimously.*

Public Hearing on City of Pine City Minor Subdivision and Lot Combination Request: In working on the City's Park Assessment, it was discovered that Robinson Park, the Library property, and the Fire Hall property are all one parcel, except for a small parcel in the SW corner of the property occupied by the Fire Hall. Besides that, Second and Third Avenues SE do not appear to have defined right-of-way through that block. To clear this up, Staff have had a survey completed, and are proposing to subdivide the large parcel into three parcels according to their current uses, combine the small parcel with the southerly new parcel, and define road rights-of-way to make the avenues continuous. Staff have prepared findings of fact and a draft resolution P20-02, recommending that the Council approve this subdivision/rearrangement. This Public Hearing was called to order at 6:45pm, to allow for public input on this proposal. Sauter added a few explanatory comments. Jim France asked which parcel the water tower is on. It is on the Fire Hall parcel. There was no one else present who wanted to comment, so the hearing was closed at 6:47pm.

Discussion of Pine City Minor Subdivision and Lot Combination Request: Christopherson asked if there is still a bond for the Fire Hall, since that may affect lot changes, but no one present was sure. Sauter will check. *LeMier made a motion that the Commission adopt Resolution P20-02 as drafted, recommending approval. The motion was seconded by D'Aigle, and passed unanimously.*

Discussion of Riverview Estates Variance Request: The Commission held a public hearing in November on a request by the Riverview Estates townhome HOAs on the east side of Fifth St SE just south of the river, to increase the number of slip spaces in their dock system allowed by their current variance to be utilized, from 14 to 15, and also to modify the location slightly, moving it four feet farther east of the Fifth Street right-of-way. Their request was tabled pending discussion with the DNR. Since that time, the DNR has recommended that this request be denied. Staff have prepared findings of fact pointing out that this is a unique situation within Pine City, presenting practical difficulties not created by anyone currently involved, and that granting this variance will bring the development into closer compliance with the MDO while not changing any conditions from what has been extant for many years. They also have prepared an updated version of draft Resolution P19-19, recommending that the Council grant this variance. Sauter explained a bit about recent developments. Following brief discussion about possible ramifications of this decision. *Scholin made a motion adopting the resolution, and Christopherson seconded. The motion passed unanimously.*

Update on Shoreland Flexibility Agreement: Sauter reported on the public hearing held at a Council meeting earlier this month, and her correspondence with the DNR about the potential Flexibility Agreement. She summarized the changes she has asked the DNR to approve. The Council will hold another public hearing on the revised draft, once there have been more negotiations.

City Council Feedback: Scholin reported that the Council at its last meeting granted the Rypkema minor subdivision as recommended by the Commission.

Commissioners' Concerns: LeMier asked about lead pipes in the City, and Scholin told what he knows about lead test results and the limited extent of lead piping within the City's portion of the supply system. There were also comments about the condition of the streets once again.

Staff Comments: Sauter said she would like to do some training on Planning Commission structure, procedures, and operations. She will bring something to the Commission in the next few months.

There being no further business, *Christopherson declared the meeting adjourned at 7:19pm.*