



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 17 December 2019

Commissioners: Bombard, Christopherson, D'Aigle, Jahnz, LeMier, Pettie, Scholin, Student Representative Graci Huff

City Staff / Officials: Van Steenwyk

Absent: Rydberg, Skluzacek, Sauter

Christopherson called the meeting to order at 6:30pm, with the Pledge of Allegiance. *Minutes of the November 19th meeting were approved as written on a motion by Pettie, seconded by D'Aigle.*

Draft Shoreland Flexibility Agreement: Sauter has been working with the DNR to develop the flexibility agreement that has been under discussion by the Commission for several months. She believes she has the proposed language incorporated into the Shoreland Ordinance, including some maps showing the affected parcels. Once the Commission has approved these items, she will submit them to the DNR for their review and approval, so that the public hearing and final action can be taken at the February 5th Council meeting.

Van Steenwyk explained the process to this point, and asked for comment. Scholin pointed out that the minimum area for a PUD under the draft Shoreland Ordinance is 49,000sf, while the MDO uses 43,560sf. The consensus of the Commission was the 43,560 would be better, both for consistency and to provide more options for potential redevelopment, and that Sauter should try to get the DNR to change to the number we have been using for a long time. Jahnz restated his objection to requiring a vegetative buffer along shorelines, especially where there is riprap. There was not much agreement on why a buffer would be needed in addition to riprap, or much consensus on this item. Those were the only items flagged by the Commission. Otherwise, the feeling was that Sauter had done a good job of putting the draft together, and that it should be moved forward to the DNR for review, and the Council for adoption.

Rypkema Minor Subdivision Request: Joyce Rypkema has applied for a minor subdivision of her property at 1005 Rypkema Rd NE (property ID 42.0089.006), which would allow her to sell the southern portion (Parcel A) to her daughter, who would then develop a home on it, while Joyce remains in her current home on the Remainder. Staff have prepared findings of fact and a draft resolution P19-22, recommending that the Council approve this subdivision. They report that the proposal appears to meet all requirements of the Ordinance. There being no discussion, *LeMier made a motion that the Commission adopt Resolution P19-22 as drafted, recommending approval. The motion was seconded by Bombard and passed unanimously.*

Election of Officers: Chairman Christopherson has agreed to continue as a Commission member until the end of his term in January, so there is not currently a vacancy in that position. The election of officers will take place once the new Commission is appointed. Members were reminded to recruit candidates for the Commission and other City committees.

Miscellaneous: *Scholin made a motion to again table the Riverview Estates variance request until the January meeting, since the DNR has not yet gotten back to Sauter on this proposal. The motion was seconded by Jahnz and passed.*

City Council Feedback: Scholin reported that the Council at its last meeting determined to take an additional sixty days for review of the Riverview Estates variance request. It also approved the lot rearrangement requested by Minnesota Energy Resources, and approved the Premier Properties subdivision request, all as recommended by the Commission.

Commissioners' Concerns: There was extensive discussion on street plowing.

Staff Comments: None.

There being no further business, *Christopherson declared the Commission meeting adjourned at 6:58pm.*