



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 21 May 2019

Commissioners: Christopherson, D'Aigle, Jahnz, Pettie, Rydberg, Scholin

City Staff / Officials: Sauter

Absent: Bombard, LeMier, Skluzacek, Student Representative Chloe Johnson

Christopherson called the meeting to order at 6:30pm, with the Pledge of Allegiance. *Minutes of the April 16th meeting were approved on a motion by Jahnz, seconded by D'Aigle.*

Public Hearing on Summit Development / Pine City Senior Living Final Plat: Summit Development has submitted a final plat for Northridge Business Park Second Addition, which comprises the current Outlot B of Northridge Business Park (parcel ID 42-5990.000), owned by Bob and Jane Jones. The 6.22acre parcel is proposed to be platted as Lot 1, Block 1, of the Northridge Business Park Second Addition. Staff have prepared proposed findings of fact, and have flagged no issues with this replatting. They are recommending no conditions on the action, though they have noted that some land set-aside could be required. The hearing was called to order at 6:33pm. Sauter explained the proposal and answered questions. She has prepared draft resolution P19-08. Since there were no comments from those in attendance, Christopherson closed the hearing at 6:34pm.

Consideration of Summit Development / Pine City Senior Living Final Plat: Following brief discussion, *Pettie made a motion to adopt the prepared findings of fact and Resolution P19-08, recommending that the Council approve this final plat. D'Aigle seconded the motion, which passed unanimously.*

Public Hearing on Hilltop Subdivision Preliminary and Final Plat: In order to prepare some land for the Hilltop Cottages project, as well as to clear up some other anomalies in the platting of City land in the area, staff are proposing that City-owned parcel 42-0006.000 be subdivided into one parcel comprising the current Hill Top Cemetery, one comprising Hilltop Park, one for the planned multi-family development, one for future business development, plus a strip set aside for the extended Eighth St SW. They have prepared proposed findings of fact and draft resolution P13-09 to accomplish this. Christopherson called the hearing to order at 6:34pm. Sauter explained a bit about this and presented the official survey, and answered questions from those in attendance and the Commission. Dave Odendahl was there to ask about his previous questions about stormwater retention. Sauter said that she was unaware of any changes having been made since last meeting, but that the City Engineer and other staff will make sure it's done correctly. There being no further comment, the public hearing was closed at 6:47pm.

Consideration of Hilltop Subdivision Plat: After brief discussion, *Pettie made a motion to adopt the prepared findings of fact and Resolution P19-09, recommending that the Council approve the subdivision as proposed. The motion was seconded by Jahnz, and passed unanimously.*

Proposed Modification of Development District No.1 and Establishment of TIF District No.13: In order to potentially provide tax-increment financing for the proposed Pine City Senior Living project, as well as others, the City's financial advisors have prepared a plan to make Development District No.1 include the entire city, and to establish TIF District No.13 in the area of that proposed development. Sauter has prepared draft resolution P19-07, stating that the Commission finds that these changes conform to the plan for development and redevelopment of the City, as presented in the adopted Comprehensive Plan. *D'Aigle made a motion to adopt Resolution P19-07, seconded by Pettie. It passed unanimously.*

Discussion of Site Improvement and Citizen Planner Nomination Criteria: Sauter has made the changes discussed previously to the proposed eligibility criteria for these two awards. She presented a draft, which appears to meet the Commission's wishes. *Scholin made a motion to adopt the updated criteria. D'Aigle seconded the motion, which passed unanimously.*

City Council Feedback: Scholin reported that the Council had followed the Commission's recommendations, approving the Yanik-Foster rezoning on a 3-2 vote, as well as the modifications to the Sign Ordinance (with slight changes). It also moved forward with purchase of one parcel on the Mill Site, and applying for a Small Cities Development Grant.

Commissioners' Concerns: There were none expressed.

Staff Comments: Sauter said that Carole Lahti is a new Administrative Assistant who will now be doing more of the planning and development things. There was also comment on the Special Meeting next week to look at a proposed four-plex on the old creamery site.

There being no further business, *Christopherson declared the Commission meeting adjourned at 7:01 pm.*
21 May 2019 Planning Commission minutes. BScholin, Secretary