



# Planning Commission of Pine City, Minnesota

## Minutes of Regular Meeting: 16 July 2019

**Commissioners:** Bombard, Christopherson, D'Aigle, Jahnz, LeMier, Pettie, Rydberg, Scholin, Skluzacek

**City Staff / Officials:** Van Steenwyk

**Absent:** Sauter, Student Representative Chloe Johnson

Christopherson called the meeting to order at 6:30pm, with the Pledge of Allegiance. *Minutes of the June 18<sup>th</sup> and July 2<sup>nd</sup> meetings were approved as written on a motion by Skluzacek, seconded by D'Aigle.*

**Public Hearing on Freeland Variance Request:** Rockie Freeland has applied for a variance from the lot coverage and side yard setback requirements to allow him to develop a 10ft x 24ft addition to his home located at 95 Third St NE (PID 42.0165.000), in an R-2 zone. It is also within the shoreland and floodplain districts. Staff have prepared proposed findings of fact, and draft resolution P19-21, recommending approval. The hearing was called to order at 6:31pm. Van Steenwyk reviewed the proposal. Freeland gave some further explanation of his plans. There being no further comment from those in attendance, Christopherson closed the hearing at 6:37pm.

**Consideration of Freeland Variance Request:** Scholin expressed concern over the precedent this could set, and stated that he could not remember the Commission ever approving both such limited setbacks and such large impervious coverage (34% plus sidewalk and driveway). He is especially concerned over the impossibility of building maintenance with only a one-foot setback. Freeland stated that there is nowhere else he can add on to his house. Following brief additional discussion, *Skluzacek made a motion to adopt the prepared findings of fact and Resolution P19-15, recommending that the Council approve this request. Pettie seconded the motion, Pettie then offered a friendly amendment to include a condition that a recorded four-foot maintenance easement be added. All agreed to this. The amended motion passed 5-4, with Christopherson, Scholin, Jahnz, and LeMier opposed.*

**Discussion of Foster-Yanik PUD Request:** Staff have received letters from the City Attorney, the developer, and some of the neighbors. Van Steenwyk reviewed the Attorney's recommendation that an environmental review be done prior to further action. The Attorney also believes that the DNR calculation of base number of units allowed may be in error. He is recommending that the City take an additional 60 days to evaluate this request, for the purpose of allowing an EAW to be completed. Should the additional 60 days not be sufficient for this process, he is recommending that the developer agree to a further extension, or, barring that, the variance be denied. The developers' letter indicates that they dispute this conclusion, and would like the Area Plan approved without a completed EAW. The neighbors' letter is in agreement with the Attorney's conclusions, but also disputing some of the City's positions.

Van Steenwyk stated that Sauter had been in contact with the DNR today, and they are recommending that the Shoreland Ordinance be amended, or they will likely oppose any change in density. The consensus was that the City Attorney's advise should be followed, and an additional time period should be taken to allow the EAW to be completed. The developers all stated that they are fine with a 90-day extension. *Jahnz made a motion that the Commission recommend that course to the Council. Rydberg seconded the motion, which passed without opposition.*

**City Council Feedback:** Scholin reported that the Council followed the Commission's recommendations, rezoning some parcels along Main St S and approving the Immaculate Conception Church PUD modification.

**Commissioners' Concerns:** LeMier stated her concerns about deficient traffic control at Second Ave SE and Fifth St SE, and believes the stop sign on the NW corner of Robinson park needs to be moved closer to the traffic lanes, due to safety concerns. This could be accomplished by adding a pedestrian bump out, or possibly a cable-suspended stop sign. Flashing lights were also recommended. Skluzacek stated that he has heard concerns with the "Froggy's Parking Only" signs, which should not be there. He also has continuing concerns about the left turns into Casey's. Rydberg expressed her concerns over the condition of the sidewalk to the beach.

**Staff Comments:** There were none.

There being no further business, *Christopherson declared the Commission meeting adjourned at 7:11 pm*