



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 28 July 2020

Commissioners Present in Person: none

Commissioners Present by Electronic Means: Bombard, Clark, D'Aigle, Jahnz, Pettie, Rydberg, Scholin, Skluzacek

City Staff / Officials Present by Electronic Means: Andy Luedtke, Sauter

Absent: LeMier, Student Representative Graci Huff

Others Present by Electronic Means: Kyle and Mandie Milhaupt, two unidentified callers

Skluzacek called the meeting to order at 6:31pm. *Minutes of the June 30th meeting were approved as written, on a motion by Pettie, seconded by Jahnz. All voted in favor.*

Public Hearing on Proposed MDO Amendment for Body Art Establishments: As discussed at the last meeting, there is someone who wants to open a tattoo parlor in the CBD, but that is not allowed by the current wording in the Ordinance. Staff have a draft of language modification to make it possible, as well as to update to reflect current state rules. The public hearing was called to order at 6:32pm, to allow for public input into this proposal. Sauter explained the reason behind the modifications. She believes this use is similar to other "personal and professional services" such as hairdresser or barber, so it was proposed that it be zoned for the areas where those are permitted. The Milhaupts explained their plans. There being no other comments, the hearing was closed at 6:37pm.

Consideration of MDO Amendment for Tattoo Parlors/Body Art Establishments: Pettie explained that the State now licenses these uses, so it makes it easier for cities to allow. Following brief discussion, *Bombard made a motion to recommend the draft language to the Council. Clark seconded the motion, which passed unanimously.*

Public Hearing on Proposed MDO Amendment Clarifying the Definition and Use of Yards for Corner Lots : As discussed at last month's meeting, our Ordinance has some confusing language about yard definitions and uses as applied to corner lots. This confusion has come up in connection with development of fences and accessory structures this year. Staff and the Ordinance Review Committee have worked to develop draft changes to clarify these items. Luedtke has also prepared diagrams to explain this graphically. Staff also propose adding graphics to explain where fences are allowed. This hearing was called to order at 6:41pm, to allow public input on this proposal. There were no comments from the public, so Skluzacek closed the hearing at 6:43pm.

Consideration of MDO Amendment Clarifying Yards and Uses on Corner Lots: Pettie asked about the Ordinance Review Committee discussion, and Scholin commented on that. After brief further discussion, *Pettie made a motion to recommend that the Council adopt the draft MDO language changes. Rydberg seconded the motion, which passed unanimously on a roll-call vote.*

Public Hearing on Ben Michels Garage Variance Request: Ben Michels of 570 Eighth St SW (PID 42.5479.000) has applied for a variance to allow the construction of a new larger garage to replace the one he demolished, in a better location on his lot. Under current rules for the R-2 zone, the new structure would be located partly within the required (second) front yard, so he would need a 12.5ft variance. However, if the new corner lot yard definitions, as recommended earlier, are adopted by the Council, the variance would no longer be needed, since the setback requirement in that area would be seven feet, which his proposal will exceed. This hearing was called to order at 6:47pm, to allow for public input on this proposal. Sauter explained a bit more about the situation. The setback is the only item that staff have any concerns about. There being no public comment, the hearing was closed at 6:50pm.

Consideration of Michels Garage Variance Request: Sauter has prepared draft Resolution P20-07, recommending that this variance be granted. Rydberg said she had discussed this with Michels, and thought this makes sense, and will be better and safer for all. Scholin asked about the procedure that should be followed, considering the likely Ordinance amendment. Sauter suggested that the variance be approved at this time, so as to allow construction to move forward. There being no further discussion, *Rydberg made a motion to adopt Resolution P20-07, recommending that the Council approve the variance. Jahnz seconded the motion, which passed unanimously on a roll-call vote.*

City Council Feedback: Scholin reported that the Council approved the Hilltop Cottages Site Plan amendment and the Pine City Senior Living Site Plan timeline extension, as recommended at the last Planning Commission meeting.

Commissioners' Concerns: Jahnz asked about the Hilltop Cottages development, and Sauter stated that they have not yet closed, but are working toward doing that as quickly as they can make things work for Minnesota Housing. The building permits are ready to be issued as soon as that's complete. The developer still plans to begin construction this summer. Skluzacek asked about the noise concerns Prihodas have with the car wash, and Sauter reported that they are actively working to resolve this.

Staff Comments: Sauter said that DeeDee LeMier has resigned due to a planned move from the area. She asked that the Commission members try to recruit someone who would be good for this committee.

There being no further business, *Skluzacek declared the meeting adjourned at 7:01pm on a motion by Clark, seconded by Rydberg.*