



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 13 August 2019

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

City Staff / Officials: Sauter

Absent: LeMier, Pettie, Student Representative Chloe Johnson

Christopherson called the meeting to order at 6:30pm, with the Pledge of Allegiance. *Minutes of the July 16th meeting were approved as written on a motion by Skluzacek, seconded by Rydberg.*

Public Hearing on Hegge CUP Request: Luke and Leslie Hegge have applied for a Conditional Use Permit to allow them to operate a car wash on their property (PID 42.5310.000) located at 455 Main St S, in the CBD. They are hoping to reopen a former carwash in the same building. This will require a CUP, since car washes are conditional in the CBD, and since the former one has been closed for some time. The hearing was called to order at 6:32pm. Staff have prepared Resolution P19-16, including proposed findings of fact and draft conditions for approval. Sauter reviewed the proposal. She read a letter from Rich and Terri Prihoda, who live across the street to the south, opposing the CUP due to the excessive noise the drying part of the operation makes at their property. Luke Hegge said that the new dryers he plans to install will be far quieter than the old one. He said he would be happy to install a fence on the SW corner of his property so as to mitigate noise, and to limit the hours the facility is open. He expects most of his business to be in the winter. There were no other comments. Christopherson closed the hearing at 6:42 pm.

Consideration of Hegge CUP Request: There was discussion of the proposed fencing that could be done, and the feeling was that a sound fence should be a condition, and that the terms of noise ordinance should be enforced. Following brief additional discussion, *Skluzacek made a motion to adopt the prepared findings of fact and Resolution P19-16, adding a condition that the fence be installed as discussed, and that hours of operation be limited to 6am to 11pm, recommending that the Council approve this CUP. D'Aigle seconded the motion, which passed unanimously.*

Discussion of Amendments to the MDO's Shorelands and Floodplain Regulations: After finding this section of the Ordinance difficult to work with on a number of proposals, staff have been discussing improvements with DNR staff, and have a draft of procedural edits ready for consideration, along with draft Ordinance 19-14. The more substantive issues, such as what standards should be relaxed and what enhanced, will need further discussion. Sauter presented the changes for Commission consideration. The DNR has recommended that the City use Detroit Lakes and Bemidji ordinances as a starting point for revising our own. Sauter showed a visual presentation of her recommendations on this proposal. There were questions raised by those in the audience about one specific project, rather than the ordinance proposal itself.

Sauter expressed how much staff time and effort will be needed to address the concerns of both the community and the DNR in making changes. She would like the Commission to recommend if she should spend that much time on this project. *A motion was offered by D'Aigle, seconded by Rydberg, to recommend making the minor edits now, and continue looking into the more substantive changes under a "flexibility agreement". There was more discussion of whether this is an efficient process, or if it should be done as a package. The motion passed six to one, with Scholin opposed to doing it in two stages.*

City Council Feedback: Scholin reported that the Council at its last meeting denied the variance requested by Rockie Freeland, due to concerns over the extent of the side yard reduction and surface coverage increases requested.

Commissioners' Concerns: There were none.

Staff Comments: There were none.

There being no further business, *Christopherson declared the Commission meeting adjourned at 8:25pm*