



# Planning Commission of Pine City, Minnesota

## Minutes of Regular Meeting: 24 September 2019

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

**City Staff / Officials:** Sauter

**Absent:** Christopherson, LeMier, Student Representative Chloe Johnson

Skluzacek called the meeting to order at 6:30pm, in Christopherson's absence, with the Pledge of Allegiance. *Minutes of the August 13<sup>th</sup> meeting were approved as written on a motion by D'Aigle, seconded by Jahnz.*

**Public Hearing on Reiser Minor Subdivision Request:** Dennis and Candace Reiser have applied for a minor subdivision of their property located at 1220 Main St S, in an R-2 district (PID 42.0001.003). They would like to sell both of the created parcels. Staff have prepared proposed findings of fact and a draft Resolution P19-17. It appears that proposed Parcel B/Remainder, which contains the existing home, would meet all requirements. However, proposed Parcel A would not have any frontage on a public right-of-way, as is required by the Ordinance. The hearing was called to order at 6:31pm to take input from the public on this proposal. Questions were raised by Commissioners about access, and about the buyer of Parcel B also planning at this time to buy Parcel A. There were no comments from those in the audience. A number of Commissioners questioned why this should be done at this time. Skluzacek closed the hearing at 6:37 pm.

**Consideration of Reiser Minor Subdivision Request:** There was discussion of the lack of access, and how this will cause issues for future development. Scholin pointed out that several similar proposals had been denied due to lack of frontage on PROW. Following brief additional discussion, *Jahnz made a motion to adopt the prepared findings of fact and Resolution P19-17, recommending that the Council approve this CUP. Pettie seconded the motion.* Concern was again expressed by several over members about precedent and future development issues. *The motion failed unanimously. Scholin then made a motion to adopt the proposed findings of fact and recommend that the Council deny the subdivision, based the inadvisability of creating a landlocked parcel. D'Aigle seconded the motion, which passed unanimously.*

**Public Hearing on Off-Street Parking and Loading Regulation Amendments:** There has been some difficulty in enforcing the off-street parking regulations, particularly those dealing with large vehicles in residential districts, due in part to lack of clarity in the Ordinance. The Ordinance Review Committee and staff have discussed this issue, and feel that the deletion of a couple of words in the Ordinance would likely provide the needed clarity. They are recommending that the words "Delivery In" be removed from the heading of 10.400.310, paragraph F. This public hearing was called at 6:43pm, to allow for public input. Sauter explained the situation further, and presented her findings of fact and draft Resolution 19-18. Some discussion occurred about what problems this is intended to solve. There was no one present to speak to this proposal, so Skluzacek closed the public hearing at 6:59pm.

**Consideration of Off-Street Parking and Loading Regulation Amendments:** The consensus was that the minor wording change would help to clarify the intent of the Ordinance. *Rydberg made a motion to adopt the prepared findings of fact and Resolution P19-18, recommending that the Council approve this change in the Ordinance. Pettie seconded the motion, which passed unanimously.*

**Public Hearing on Amendments to the MDO's Shoreland and Floodplain Regulations:** As a continuation of last month's discussion on amendments to make our Shoreland and Floodplain Ordinance more functional in today's environment, staff have continued to work with DNR staff. They have determined that adopting the State's model ordinance, and then working out a "flexibility agreement" with the State, is the best approach. This hearing was called to order at 7:03pm, to allow for public input into the proposal. Sauter explained the current state, and some of the features of the model ordinance, where it differs from our current language. There are a number of deficiencies in the current language – definitions missing, inconsistencies, etc. - that have been identified through this process. She also touched on potential features of a flexibility agreement, including putting special protections on parcels in the R-1 districts and on City-controlled properties, and providing for vegetative buffers on shorelines. There being no further comment from those in attendance, Skluzacek closed the hearing at 8:38pm.

**Consideration of Adoption of Model Shoreland Ordinance:** After brief discussion, *D'Aigle made a motion directing staff to recommend to Council an ordinance update using the State model ordinance as a base, and also to begin to negotiate with DNR a flexibility agreement with the relaxations and strengthenings of standard discussed.*

**Citizen Planner and Site Improvement Awards Consideration:** Sauter explained the process that has been followed this year, and reviewed the nominations that have been received. There were no nominations for Citizen Planner, and three for Site Improvement. One of those three received the award two years ago, and so is ineligible under the guidelines. There was discussion that perhaps the Northridge Commons improvements fit the Site Improvement Award best, and that Dawn Gibb's use of the Signatures facility fits the Citizen Planner award.

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*Bombard made a motion, seconded by D'Aigle, to recommend Northridge Commons for the Site Improvement award. This passed unanimously. Next, D'Aigle made a motion, seconded by Rydberg, to recommend Dawn Gibb for the Citizen Planner award. This was also unanimous.*

**City Council Feedback:** Scholin reported that the Council at its last meeting approved the CUP for Hegges' proposed carwash, but with somewhat different conditions than recommended by the Commission. The hours-of-operation condition was replaced by a sound mitigation equipment condition.

**Commissioners' Concerns:** Rydberg was concerned with the potential for much snowfall this winter. She suggested that the City do more windrowing and hauling. She also commended the City Public Works staff on their efforts in clearing storm drains.

**Staff Comments:** Sauter stated that there are difficulties with enforcement of City ordinances, and that they are looking at administrative citations and other possibilities.

There being no further business, *Skruzacek declared the Commission meeting adjourned at 8:54pm.*