



## **PLANNING COMMISSION MEETING**

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April 18, 2019

Present: Mark Votava, Dave Sanocki, Betsy Vance, Brian Krafthefer, Sean Flaherty, Del Miske, Supervisor Steve Ebner

### **Call to Order:**

Mr. Mark Votava called the meeting to order at 7:00 PM.

### **Approval of the Minutes:**

Mr. Miske moved to approve the minutes of the March 21, 2019 meeting. Seconded by Mr. Sanocki, the motion carried.

### **2040 Comprehensive Plan:**

Additional comments were received regarding the language for housing programs. The discussion was tabled since the Met Council staff was not able to be present. Mr. Votava will schedule an alternative meeting date.

### **Ordinance Proposal for Right of Way Maintenance.**

Mr. Flaherty presented a draft with the last comments presented. Ms. Vance moved to refer the draft ordinance for the board for implementation. Seconded by Mr. Krafthefer, the motion carried.

### **Aggregate Industries Temporary Modification of Conditional Use Permit**

Ms. Patty Besler, Aggregate Industries, presented the request for a temporary modification of the conditional use permit to allow Schaefer Industries to access the Aggregate site from the Northwest gate from Stagecoach Avenue for the duration of the Hadley Ave/I-36 construction project. This is estimated to be 15-20 trucks per hour for 2-3 months. The reason for the request is to reduce travel time for the trucks, as they are to drop materials in the northwest section of the site, and pickup new material for construction and exit the main gate. Concern was raised over the ability to make a left hand turn from a heavily travelled roadway with no traffic control measures. After discussion, Mr. Flaherty moved to recommend the board have a hearing and consider the request, limited to allow access to the northwest gate with a right hand turn only. Seconded by Mr. Miske, the motion carried, with two opposition votes. The opposing view is that the access can be managed through the main gate.

### **Home Occupation Permit, L&D Maintenance, 13877 17<sup>th</sup> Street North**

Mr. Joe Kiesling presented a home occupation permit request for his business, L&D Maintenance, to operate from his residence at 13877 17<sup>th</sup> Street North. Mr. Kiesling is looking to be able to store his business equipment, a bobcat, three trailers, truck and van, at his residence. The proposal includes a 6' privacy fence to block the view of the trailer parking area from neighboring residences. His business is to do tilework and maintenance for restaurants, and most work is done at night or outside the immediate area. Traffic is not daily, but vehicles could exit the site in the evening, around 9 PM, and return in the morning. Last year, there were 70 nights of work. After discussion, Mr. Flaherty moved to recommend approval as presented. Seconded by Mr. Sanocki, the motion carried.

### **Conditional Use Permit, Senior Home Assisted Living Facility**

Mr. David Itman, 14410 21<sup>st</sup> Street North, presented a request for a conditional use permit to care for up to 10 residents in a Senior Assisted Living Facility. The facility is licensed for that use with the State of Minnesota. The intent is to serve elderly residents who need additional help with daily living activities. The facility is not meant to manage severe memory care, substance abuse or behavior issues. Generally, one or two staff members are on duty. On site visits happen on occasion from family members, therapists, social workers, etc. The overall traffic generated is very light, and can be accommodated in the existing driveway and garage. Mr. Flaherty noted that the sprinkler system might need to be reviewed, but assumes it is appropriate for the state permits issued. Ms. Vance moved to recommend the conditional use to the board as presented. Seconded by Mr. Flaherty, the motion carried.

### **Request for Variance for Accessory Building and Size**

Mr. Mike Halum 2148 Olene Ave N, presented a concept for an accessory structure. Potentially, three variances would be required. The building location desired is in front of the residence and within the side setback of the lot. The survey revealed that the lot, believed at the time of purchase to be 2.5 acres, is actually 2.49 acres, making the desired building to be larger than allowed by ordinance. The planning commission discussed with Mr. Hallum, options that might be considered. No action was taken at this time.

### **Domestic Fowl**

Mr. Miske presented a draft of the ordinances to better accommodate domestic fowl. The revision would modify section 17.4.1.5, and would add a section 17.10 to address criminal prosecution. It was recommended that the language be modified to specify that the lot setback line be met regardless of the size of the building used to house the domestic fowl. It was also suggested that Section 6.9.6 be changed from domestic farm animals to livestock, to ensure consistency in the town ordinances. Mr. Votava moved the proposed revisions, including the changes discussed, be forwarded to the board for review. Seconded by Mr. Krafthefer, the motion carried. Mr. Sanocki abstained from the vote.

### **Short Term Rental by Owner**

The planning commission reviewed a number of ordinances from other communities addressing short term rental by owner. Some strictly prohibit the use, and others allow for use under conditions. Supervisor Ebner noted this will be a discussion point at the All Township meeting on April 29<sup>th</sup>. No action was taken at this time.

### **Adjourn**

Having no further business, Ms. Vance moved to adjourn the meeting. Seconded by Mr. Flaherty, the motion carried. Mr. Votava adjourned the meeting at 9:00 PM. The next meeting is scheduled for May 16, 2019.

Respectfully Submitted,



Elizabeth A. Vance  
Secretary