

Joint Planning Commission
June 21, 2006

Pursuant to due call and notice thereof, a regular Joint Planning Commission meeting was held on June 21, 2006 at 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT: Ron Naber, Jerry Hettwer, Robin Froelich, Tom Beutel, and Mark Bromenschenkel, Sandy Cordie

MEMBERS ABSENT: None

OTHERS PRESENT: Anita Rasmussen, City Planner
Rebecca Wicklund, Recording Secretary
Carla Chapman, Associate Planner
Mike Nelson, City Planner

Tom Beutel called the meeting to order at 6:33 p.m.

AGENDA REVIEW AND ADOPTION

Anita requested removal of agenda item number 8 "Final Plat – Keenland Village 2."

A MOTION WAS MADE BY HETTWER TO APPROVE THE AGENDA AS AMENDED. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A MOTION WAS MADE BY NABER TO APPROVE THE JUNE 7, 2006 MINUTES. THE MOTION WAS SECONDED BY CORDIE. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

INTERIM USE PERMIT – COBORNS NORTH

Carla presented the 5-year Interim Use Permit request by Coborns to allow for annual sales to occur in their parking lot.

A MOTION WAS MADE BY HETTWER TO APPROVE THE FINDINGS OF FACT. THE MOTION WAS SECONDED BY BROMENSCHENKEL. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY HETTWER TO APPROVE THE INTERIM USE PERMIT FOR COBORNS NORTH. THE MOTION WAS SECONDED BY BROMENSCHENKEL. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

FINAL PLAT – FERCHE PLAT 7

Carla presented the Final Plat request for Ferche Plat 7. She stated that the East side of the plat will need to be dedicated for future right of way and will need to be shown as a future roadway. Mike suggested that because there is some uncertainty as to whether or not a road will go there so an easement would be adequate.

A MOTION WAS MADE BY BROMENSCHENKEL TO APPROVE THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR FERCHE PLAT 7. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

CONDITIONAL USE PERMIT AMENDMENT – FERCHE PLAT 6

Anita presented the Conditional Use Permit Amendment request for Ferche Plat 6. The developer is requesting deviations in the typical minimum setback requirements. Anita would also like the following recommendations included in the permit:

1. That a fence (which meets city code) be installed along the interior line to aid in the screening between the developments.
2. That vegetation be installed along the northerly property line to aid in the screening between the units and Scout Drive, along Utah Road and 22nd Street South. A combination of coniferous and deciduous trees shall be spaced every 10-15 feet, with under story shrubs between the trees. This requirement is above and beyond the minimum requirements per site plan approval.

A MOTION WAS MADE BY HETTWER TO APPROVE THE FINDINGS OF FACT WITH THE ABOVE LISTED RECOMMENDATIONS. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY HETTWER TO APPROVE THE CONDITIONAL USE PERMIT AMENDMENT WITH ABOVE RECOMMENDATIONS FOR FERCHE PLAT 6. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

FINAL PLAT – FERCHE PLAT 6

Anita presented Final Plat Request for Ferche Plat 6. This plat is planned to be of 121,327 sq. feet in size and the future home of affordable housing for seniors and twin home units. Anita made the following recommendations:

1. The private road, as it intersects with Utah Road shall be constructed to a 90-degree angle.
2. That the town homes and twin homes would be required to go through site plan approval.
3. Each unit will be required to have its own utility service.
4. Future ingress/egress lot for Lot 1, Block 1 will need to be at an intersection with Wyoming Court.

A MOTION WAS MADE BY NABER TO APPROVE THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH ABOVE RECOMMENDATIONS FOR FERCHE PLAT 6. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

FINAL PLAT – KEENELAND VILLAGE 2

A MOTION WAS MADE BY BROMENSCHENKEL TO TABLE THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR KEENELAND VILLAGE 2. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, FROELICH, BEUTEL, BROMENSCHENKEL, CORDIE

NAY: NONE

MOTION CARRIED

GOALS AND STRATEGIES REVIEW

Anita explained that she would like to receive input from the commission what to present to the City Council as it relates to planning issues in the future. These are a list of their recommendations:

1. Direction in growth, should things slow down or stay the same.
2. More developments similar to celebration and get away from smaller lots and heavily grouped areas where the developers try to squeeze all the lots in they can.
3. No more developments like Pheasant Crest where there are lots of town homes and narrow streets.
4. How are city services and schools handling growth?
5. Road and transportation need to get caught up before we add more housing.
6. Life cycle housing needs to focus more on stock that's already out there.
7. Potential loss of homeowners due to sale of International Paper.
8. Sartell should be the leader of the biotech industry with our current expanding medical area, it would be perfect fit.
9. Are we doing enough to support the elderly is there sufficient housing?
10. Are we marketing enough to businesses to come into Sartell?
11. Is Sartell too hard to work with for business to get in and/or is the cost of doing business is high.

OTHER BUSINESS

There will be a joint meeting with EDC and City Council on July 13 from 4-6 p.m. to go over the Commercial Market Study that was recently finished and to discuss recommendations.

ADJOURN

A MOTION WAS MADE BY BROMENSCHENKEL TO ADJOURN THE MEETING AT 7:35 P.M. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HETTWER, NABER, BROMENSCHENKEL, FROELICH, BEUTEL, CORDIE

NAY: NONE

MOTION CARRIED

Minutes by:

Rebecca Wicklund
Recording Secretary