

**Planning Commission
January 3, 2017**

Pursuant to due call and notice thereof, a Planning Commission meeting was held on January 3, 2017, 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT: Anna Gruber, Abby Legatt, Gary Orman, Tim Elness,
Nathan Crowe

MEMBERS ABSENT: None

OTHERS PRESENT: Anita Archambeau, Community Development Director
Colby Warzecha, Student Liaison

Orman called the meeting to order at 6:30 p.m.

AGENDA REVIEW AND ADOPTION

Orman requested that introductions and the agenda approval be moved ahead of the election of the chairperson.

A MOTION WAS MADE BY GRUBER TO APPROVE THE AMENDED AGENDA. THE MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: GRUBER, LEGATT, ORMAN, ELNESS, CROWE

NAY: NONE

MOTION CARRIED

INTRODUCTIONS WERE MADE

ELECTION OF CHAIRPERSON 2017

Orman discussed his wiliness to serve another year as chairperson but believes another commission member may want to consider the position in 2018. Orman requested that fellow commission members write down via a ballot who should be considered for the chair position. All five commission members wrote Orman.

A MOTION WAS MADE BY GRUBER TO ELECT ORMAN AS CHAIRPERSON FOR 2017. THE MOTION WAS SECONDED BY CROWE, UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: GRUBER, LEGATT, ORMAN, ELNESS, CROWE

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY LEGATT TO APPROVE THE MINUTES OF THE DECEMBER 5, 2016 MEETING. THE MOTION WAS SECONDED BY ELNESS. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: GRUBER, LEGATT, ORMAN, ELNESS, CROWE
NAY: NONE
MOTION CARRIED

NEW BUSINESS

Final Plat – Ferche SW Plat 2

Four Points Development is requesting approval of the final plat for Ferche SW Plat 2. Archambeau explained this is the 2nd phase of the preliminary plat known as Ferche SW 35 which includes one lot proposed for multifamily residential housing. The final plat is consistent with the preliminary plat. The conditions of approval are as follows:

- Shade trees must be planted along Roberts Road as part of the Site Plan process for the lot
- A Sidewalk connecting the future development on the lot to the trail along Roberts Road must be constructed as part of the Site Plan process for the lot
- Only one access to Roberts Road will be allowed and shall line up with the existing access on the North Side of Roberts Road
- Outlot A must be final platted prior to going through site plan and building permit approval
- Storm, water, and sewer fees must be paid prior to recording of final plat approval
- Park dedication funds must be paid prior to the issuance of a building permit for lot 1, block 1

Elness asked what the current use of the property, along with the specific location. Archambeau listed the use as vacant/agriculture and is located just east of the Coborn's Marketplace Grocery Store.

A MOTION WAS MADE BY ELNESS, TO RECOMMEND APPROVAL OF THE FINAL PLAT TO THE CITY COUNCIL. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: ORMAN, GRUBER, ELNESS, CROWE, LEGATT
NAY: NONE
MOTION CARRIED

OLD BUSINESS

Exception to the I2 Moratorium

The I2 Task Force has made the following recommendations on the Hydro facility and Dezurik Properties, therefore making those properties eligible for an exception to the moratorium.

DeZURIK - The recommendation by the i2 Task Force is to leave the current land use and zoning designation of Heavy Industrial/I2 and to specify in the Comprehensive Plan that if the building were ever to cease to exist, a land use change/zoning amendment for purposes of redevelopment would be appropriate. The Comprehensive Plan should further state that the property would be required to go through a redevelopment planning process and the Voluntary Investigative Cleanup Program (MPCA) if applicable; and

Eagle Creek Hydro facility of 1has undergone the review of land use and zoning designation as required. That the recommendation by the i2 Task Force is to leave the current land use and zoning designation of Heavy Industrial/I2 and to specify in the Comprehensive Plan that if the dam were ever to cease to exist, a land use change/zoning amendment for purposes of redevelopment would be appropriate. A historical evaluation should be completed on the property to determine its eligibility for historical significance (and potential future redevelopment funding sources). In the unlikely event that the dam is proposed to be removed, the City would work carefully with the Federal Energy Regulatory Commission (FERC) and the other various regulatory offices

Orman asked how the recommendations came to fruition and whether or not the property owners were part of the discussion. Archambeau explained the tasks of the appointed task force and that both property owners have been part of the task force and discussion. Both agreed with the recommendations.

Legatt and Elness, both representatives on the Task Force, reiterated the support for the recommendation.

A MOTION WAS MADE BY CROWE TO RECOMMEND THE APPROVAL OF RESOLUTION RELEASING LOTS FROM MORATORIUM. SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: ORMAN, GRUBER, ELNESS, CROWE, LEGATT

NAY: NONE

MOTION CARRIED

OTHER BUSINESS

Project Updates

Archambeau provided updates on the following issues:

- 15th Street Roadway Study and pop up input sessions
- School Plans
- Short term rental property analysis
- Pinecone Road North Update
- Mosquito Control (discussed by Orman)

ADJOURN

A MOTION WAS MADE BY ELNESS TO ADJOURN THE MEETING AT 7:00 P.M. THE MOTION WAS SECONDED BY LEGATT.

Minutes by:

Anita Archambeau, Community Development Director