Planning Commission
August 3, 2015

Pursuant to due call and notice thereof, a Planning Commission meeting was held on August 3, 2015 at 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT:	Glenn Persen, Anna Gruber, Dawn Moen,
MEMBERS ABSENT:	Ryan Fitzthum, Gary Orman
OTHERS PRESENT:	Anita Rasmussen, Community Development Director/Assist City Administrator Mike Nielson, City Engineer Nate Keller, Community Development Assistant

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

AGENDA REVIEW AND ADOPTION

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

AYE: PERSEN, MOEN, GRUBER
NAY: NONE
MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A MOTION WAS MADE BY MOEN TO APPROVE THE MINUTES OF THE JULY 6, 2015 MEETING MINUTES. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, GRUBER
NAY: NONE
MOTION CARRIED

NEW BUSINESS

TDK Partnership located at 300 14th Avenue East has requested the approval of a rezoning from I-1 Light Industrial to B-2 (General Business).

The property owners feel that the change in rezoning will facilitate much needed new redevelopment and use of the existing building and may be a better fit with the surrounding existing call center(s) and office buildings. Because of the size of the property (5.62 acres) and the proximity to adjacent general business properties (north and east) this would not be considered spot zoning. A change in land use is also not needed due to the fact that many of the permitted uses within a b-2 zone are consistent with many uses within the office/warehouse land use designation.

Staff recommends approving the rezoning of the subject property from Light Industrial to General Business (I-1 to B-2).

Steve Feneis representing the owner provided additional rationale as to why the rezoning request is being made.

A MOTION WAS MADE BY MOEN, TO RECOMMEND APPROVAL OF THE FINDINGS OF FACT SUPPORTING THE REZONING REQUEST. THE MOTION WAS SECONDED BY GRUBER UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, ORMAN
NAY: NONE
MOTION CARRIED

A MOTION WAS MADE BY GRUBER, TO RECOMMEND APPROVAL OF THE REZONING ORDINANCE AND SUMMARY ORDINANCE. THE MOTION WAS SECONDED BY MOEN UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, GRUBER
NAY: NONE
MOTION CARRIED

OLD BUSINESS

LeSauk Transportation Study Recommendation

Rasmussen and Nielson provided an overview of the transportation study for LeSauk Drive including the proposed alternatives. Staff is seeking a recommendation from the Commission to the Council on a preferred recommendation. The technical advisory committee is recommending a 4-legged roundabout based on return on investment and long term consistent level of service.

Persen asked if the design would allow for a 4-legged and then construct a 5th leg later. Gruber asked about the impact to the existing business and two homes which would have to be removed due to the construction of the 5 legged design. Moen discussed the need for people to go north without having to go through existing neighborhoods.

A MOTION WAS MADE BY GRUBER, TO RECOMMEND THE 5 LEGGED ROUNDABOUT OPTION AS IT RELATES TO THE LESAUK TRANSPORTATION STUDY. THE MOTION WAS SECONDED BY MOEN UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, GRUBER
NAY: NONE
MOTION CARRIED

Solar Ordinance Discussion

Keller requested feedback regarding residential (non-commercial) and/or single usage solar ordinance language. The consensus was to make the process for individual residential, commercial or industrial users to have individual solar units as an accessory use with parameters and conditions. This ordinance would allow individual property owners to benefit from solar panels. Solar panels which produce energy which is sold off to benefit other property owners is already regulated within our current ordinances. Keller will bring back ordinance amendments for Commission consideration at a future meeting.

Persen asked about what our surrounding jurisdictions have for regulations and if there are pros and cons to the type of regulation.

A MOTION WAS MADE BY ORMAN, TO RECOMMEND APPROVAL OF THE SUBDIVISION ORDINANCE AMENDMENT AND SUMMARY ORDINANCE. THE MOTION WAS SECONDED BY PERSEN UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, PERSEN, MOEN, GRUBER, ORMAN
NAY: NONE
MOTION CARRIED

OTHER BUSINESS

Rasmussen confirmed the September 8, 2015 Commission meeting date (due to the Labor Day Holiday)

Rasmussen and Nielson provided updates on the following issues:

- Pinecone Road update
- Community Center Location
- Providence and Arbor Trails
- Safe Routes to School

ADJOURN

A MOTION WAS MADE BY GRUBER TO ADJOURN THE MEETING AT 7:32 P.M. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: PERSEN, MOEN, GRUBER
NAY: NONE
MOTION CARRIED

Minutes by:
Anita Rasmussen, Community Development Director