

Joint Planning Commission
July 5, 2006

Pursuant to due call and notice thereof, a regular Joint Planning Commission meeting was held on July 5, 2006 at 6:30 p.m. at Sartell City Hall.

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

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 6:32 p.m.

AGENDA REVIEW AND ADOPTION

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

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY NABER TO APPROVE THE JUNE 22, 2006 MINUTES. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

VARIANCE LOT 1 AND 16, BLOCK 4, BLACKBERRY RIDGE

Carla Chapman presented the request for 20-foot setbacks on Lots 1 and 16 of Block 4 of Blackberry Ridge. The reason for the request is to be able to place the homes further from the wetlands.

A MOTION WAS MADE BY BROMENSCHENKEL TO APPROVE THE FINDINGS OF FACT FOR LOT 16, BLOCK 4. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

A MOTION WAS MADE BY BROMENSCHENKEL TO APPROVE THE 10-FOOT VARIANCE FOR LOT 16, BLOCK 4. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

A MOTION WAS MADE BY BROMENSCHENKEL TO APPROVE THE FINDINGS OF FACT FOR LOT 1, BLOCK 4. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMESCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

A MOTION WAS MADE BY BROMENSCHENKEL TO APPROVE THE VARIANCE OF 10-FEET FOR LOT 1, BLOCK 4. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

SITE PLAN - PERKINS

Carla presented site plan request by JLC Properties of Rochester, LLLP for Perkins Restaurant to be located on County Road 134 and Connecticut Avenue.

Mike presented engineering comments.

There was discussion regarding the area of land between the proposed Perkins and the property owner to the north. Northwest Professional building lot will need to come into compliance with code for the unfinished portion of their property.

A MOTION WAS MADE BY HETTWER TO APPROVE THE SITE PLAN FOR PERKINS WITH STAFF RECOMMENDATIONS AND ENGINEERING REMARKS BEING MET. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

SITE PLAN – PINE LAKES OFFICE CENTER

Carla presented the site plan request by Strack Companies to construct an office center on the corner of 23rd Street South and 8th Avenue South. Carla presented the following recommendations:

1. Access roads are approved with the understating that these buildings are going to be fully sprinkled.
2. Hydrants will be placed along all public streets with a maximum spacing of 500 feet.
3. FDC location will be determined by Fire Marshal.
4. Consideration of other possible locations for the trash enclosure.
5. Submission of elevation drawing of trash enclosure indicating height.

A MOTION WAS MADE BY HETTWER TO APPROVE THE SITE PLAN FOR PINE LAKES OFFICE CENTER WITH THE ABOVE CONDITIONS. THE MOTION WAS SECONDED BY BROMENSCHENKEL. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

FINAL PLAT – KEENLAND VILLAGE 2

The developer has requested to table the motion.

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

AYE: NABER, HETTWER, BEUTEL, BROMENSCHENKEL, CORDIE, FROELICH
NAY: NONE
MOTION CARRIED

OTHER BUSINESS

Reminder of July 13, 2006 special meeting.

Resignation of Mary Lewandowski on Sartell City Council.

ADJOURN

A MOTION WAS MADE BY BROMENSCHENKEL TO ADJOURN THE MEETING AT 7:08 P.M. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

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

NAY: NONE

MOTION CARRIED

Minutes by:

Rebecca Wicklund
Recording Secretary