

Joint Planning Commission
May 3, 2006

Pursuant to due call and notice thereof, a regular Joint Planning Commission meeting was held on May 3, 2006 at 6:30 p.m. at Sartell City Hall.

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

MEMBERS ABSENT: Sandy Cordie

OTHERS PRESENT: Anita Rasmussen, City Planner
Rebecca Wicklund, Recording Secretary
Brian Davies, City Engineer

Tom Beutel called the meeting to order at 6:32 p.m.

AGENDA REVIEW AND ADOPTION

Anita asked to amend the agenda to add item 2A: Sheets property discussion.

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

AYE: BROMENSCHENKEL, FROELICH, BEUTEL, NABER, HETTWER

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A MOTION WAS MADE BY NABER TO APPROVE THE APRIL 5, 2006 MINUTES. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FROELICH, HETTWER, NABER

NAY: NONE

ABSTAIN: BEUTEL, BROMENSCHENKEL

MOTION CARRIED

A MOTION WAS MADE BY FROELICH TO APPROVE THE APRIL 19, 2006 MINUTES. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FROELICH, NABER, BEUTEL

NAY: NONE

ABSTAIN: HETTWER AND BROMENSCHENKEL

MOTION CARRIED

SHEETS PROPERTY DISCUSSION

Anita discussed the possible move of a home from the Eisenschenk/Werschay property on Riverside Avenue South to the Sheets property just East of Highway 15.

Ron Naber stated that this lot does not meet the current 30,000 square feet township requirement, but since the lot has been grandfathered in, it would be considered buildable according to the township.

Ron also stated that this house could have a well and septic and not be required to be annexed into the city for a city sewer system.

The commission would like to know where the house would sit on the lot, setbacks to see if a variance is needed, the high water mark needs to be marked. The resident will go to the next township meeting to show these items and deal with the township since it appears to be a township issue.

SITE PLAN – WURM DENTAL CLINIC

Anita presented the site plan request for Wurm Dental Clinic. The building meets all setback, architectural standards, landscaping, parking, and have now met lighting standards.

A MOTION WAS MADE BY HETTWER TO APPROVE THE SITE PLAN OF WURM DENTAL CLINIC. THE MOTION WAS SECONDED BY BROMENSCHENKEL. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

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

CREEKSIDE (PUD AND PRELIMINARY PLAT)

Anita presented the request for Creekside. Anita stated that the following changes would still need to be made:

1. Creek Side Drive needs to be changed to Creek Side Court and 13th Avenue South needs to be changed to Creekside Loop. Also the commission would like to see 2nd Street North changed to a different name that would fit in the theme of Creekside.
2. Consideration should be given in reducing or elongating the storm pond on the westerly side to minimize the impact of the existing trees.
3. All engineering issues are resolved.

The developers would not have a problem changing the street names.

A MOTION WAS MADE BY BROMENSCHENKEL TO APPROVE THE PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT PLAN AGREEMENT FOR CREEKSIDE WITH ANITA'S RECOMMENDATIONS AS LISTED ABOVE. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

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

CONCEPT PLAN – WERSCHAY HOMES

Anita presented the concept plan for Werschay Homes regarding plot of land located east of Pine Cone Road and South of Count Road 133, which is proposed to house 104 lots. Anita stated that the park commission would like to see a proposed regional park land dedication located on the south west side of the property.

Dave Werschay stated that they would like to see the parks as private parks and would like to make an in-lieu payment instead of dedicating parkland.

LIFECYCLE HOUSING

Anita reviewed the proposed amendments to the Life Cycle Housing Joint Powers Agreement.

A MOTION WAS MADE BY FROELICH TO APPROVE THE AMENDMENTS TO THE JOINT POWERS AGREEMENT. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

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

A MOTION WAS MADE BY HETTWER TO APPROVE THE CHANGES TO THE SARTELL LIFECYCLE HOUSING POLICY. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

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

OTHER BUSINESS

Attendance of July 5, 2006 meeting.

ADJOURN

A MOTION WAS MADE BY HETTWER TO ADJOURN THE MEETING AT 7:38 P.M. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: BROMENSCHENKEL, FROELICH, BEUTEL, NABER, HETTWER

NAY: NONE

MOTION CARRIED