

**Joint Planning Commission  
November 1, 2006**

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Pursuant to due call and notice thereof, a special Joint Planning Commission meeting was held on November 1, 2006 at 6:30 p.m. at Sartell City Hall.

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

**MEMBERS ABSENT:** Sandy Cordie, (arrived at 6:40 p.m.)

**OTHERS PRESENT:** Anita Rasmussen, City Planner  
Therese Haffner, Planning Intern  
Rebecca Wicklund, Recording Secretary  
Brian Davies, City Engineer

Tom Beutel called the meeting to order at 6:31 p.m.

**AGENDA REVIEW AND ADOPTION**

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

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

**NAY: NONE**

**MOTION CARRIED**

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Mark Bromenschenkel would like to note that he was not informed about the October 16, 2006 meeting until after the 16<sup>th</sup> of October.

**A MOTION WAS MADE BY NABER TO APPROVE THE MINUTES OF THE OCTOBER 4, 2006 MEETING. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: NABER, HETTWER, BEUTEL, FROELICH**

**NAY: NONE**

**ABSTAIN: BROMENSCHENKEL**

**MOTION CARRIED**

**A MOTION WAS MADE BY NABER TO APPROVE THE MINUTES OF THE OCTOBER 16, 2006 MEETING. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: NABER, HETTWER, BEUTEL, FROELICH**

**NAY: NONE**

**ABSTAIN: BROMENSCHENKEL**

**MOTION CARRIED**

**SITE PLAN – SARTELL ELDER HOUSING**

Therese presented the site plan request for Sartell Elder Housing. Accessible Space, Inc. would like to construct a 2-story 44 unit apartment building located in the Ferche South Pine Cone subdivision on the corner of 22<sup>nd</sup> Street South and Wyoming Court. Therese stated the following recommendations:

1. A Dama Key Box will be required on each building and exterior storage areas including garages for emergency access per location of the local Fire Marshal. The approved location will be near the main entrance.
2. Hydrants will be placed along all public streets with a maximum spacing of 500'. Additional hydrants may be required. Locations will need to be approved by the local Fire Marshal.
3. Apartment buildings will require full NFPA 13 sprinkler system and fire alarm NFPA 72 system. This should be labeled on the site plan.
4. Chapter 14 of the MSFC will govern fire safety during construction.

5. Plans showing building construction, fire suppression and fire detection systems need to be submitted to the State Fire Marshals Office and local Fire Marshal.
6. A Land Disturbance Permit application will need to be submitted for approval prior to issuance of a building permit.
7. The pole lights will need to be adjusted to reach .5 lumens at the easterly and southerly property line.
8. The entrance to and exit width can be extended up to 30'.

**A MOTION WAS MADE BY HETTWER TO APPROVE THE SITE PLAN FOR SARTELL ELDER HOUSING WITH THE ABOVE LISTED EIGHT CONDITIONS. THE MOTION WAS SECONDED BY FROELICH. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

Sandy Cordie arrived at 6:40 p.m.

#### **LAND USE AMENDMENT – FERCHE 600**

Anita presented the land use amendment request from Ferche Development to amend the Future Land Use map from Mixed Use to Commercial.

Mark Bromenschenkel expressed concern regarding the proximity of Pine Cone Cottages to the proposed area.

Jason Ferche, representing Ferche Development, stated that they would look at berming or fencing in that area when the commercial buildings would be developed. He would lean more towards a decorative fence for that area.

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

**AYE: CORDIE, FROELICH, BEUTEL, NABER**

**NAY: HETTWER, BROMENSCHENKEL**

**MOTION CARRIED**

**A MOTION WAS MADE BY FROELICH TO APPROVE THE LAND USE AMENDMENT. THE MOTION WAS SECONDED BY NABER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: FROELICH, NABER, BEUTEL**

**NAY: HETTWER, BROMENSCHENKEL, CORDIE**

**MOTION DENIED**

#### **OTHER BUSINESS**

General Requirement Zoning Regulation Update.

FYI information regarding the Environmental Sensitive Area meeting being held on November 2, 2006.

Lifecycle Housing update.

#### **ADJOURN**

**A MOTION WAS MADE BY NABER TO ADJOURN THE MEETING AT 7:25 P.M. THE MOTION WAS SECONDED BY HETTWER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**MOTION CARRIED**

Minutes by:

Rebecca Wicklund  
Recording Secretary