

MINUTES
MEETING OF THE JOINT PLANNING BOARD
MONDAY, SEPTEMBER 14th, 2009
7:00 PM

PRESENT: Bob Pogatschnik, Hugh Knox, Lowell Rushmeyer, Richard Bresnahan, and Jodi Austing-Traut, City Clerk/Administrator.

ABSENT: None

Call to order by Chair Bob Pogatschnik at 7:01 pm.

A meeting was held pursuant to due call and notice thereof, to discuss the following:

Scott and Julie Spanier and their attorney Peter Donohue were present to request rezoning and subsequent subdivision of their parcel 03.01025.0000.

Mr. Donohue explained the request and that the property owners are interested in annexing to the city and would agree to wait to connect to water and sewer until it becomes available on Poverty Point Drive.

The Spaniers are looking for direction from the Joint Planning Board on how to proceed.

Lowell Rushmeyer stated that this particular property is out of character for the Poverty Point development. The lot is currently 4.03 acres in size, whereas most of the other lots in the development are around 1 acre. Lowell suggested that the JPB consider rezoning the parcel to R-1, which is consistent with the size of the other lots in the development. He also suggested that if the property were rezoned to R-1, then the property owners would then be advised to go through Stearns County for the subdivision process to request splitting the parcel into 2 separate lots.

Richard Bresnahan explained that if this rezoning is approved, it might set precedent for other types of similar rezoning actions within the growth area. Richard explained that the city had agreed that it does not want to see a wealth of 1-acre parcels within the serviceable water and sewer area surrounding the city because it is very expensive to provide services to large parcels. Richard cautioned that the Joint Planning Board should be aware of these implications. Mr. Rushmeyer stated that he felt that each request should be considered based upon its own merit with proper documentation of its own findings.

Leroy Gondringer expressed concern about spot zoning. Lowell Rushmeyer researched the issue of spot zoning with Stearns County and it was explained to him by Ms. Jennifer Buckentine that this would not be considered spot zoning because the area is already zoned residential. Whether it is R-5 or R-1 is insignificant so long as it remains residential.

Public Hearing set for October 19th at 7:00 pm. Township staff will notify property owners of the public hearing.

Meeting adjourned at 8:05 pm by motion of Richard Bresnahan.

Respectfully submitted,
Jodi Austing-Traut
City Clerk/Administrator