

Pursuant to due call and notice thereof, a Planning Commission Meeting was held on Tuesday, April 21, 2015 at 6:30 p.m.

PRESENT: Rick Fischbach, Ed Dunn, Mary Sieben, Dick Glatzmaier, Katie Reiling, Amy Pease, Jim Thares, Jeff Meyer, Hugh Knox, Randy Jenniges and Kari Franklin

ABSENT:

The meeting was called to order at 6:30 p.m.

CONDITIONAL USE PERMIT SITE VISITS

All scheduled Conditional Use Permits were completed and all paperwork was turned in.

The Planning Commission will review the packet of old Conditional Use Permits at the meeting in May to determine if any further site visits need to be completed. Amy Pease will contact the LMC and get information on CUP's that are no longer valid.

MINUTES OF MEETING

Motion by Mary Sieben to approve the minutes of March, second by Rick Fischbach. All in favor; motion carried.

PUBLIC HEARING ON THE REZONE OF PROPERTY IN AVON ESTATES

Jim Thares gave a brief overview of the rezone of Serenity Village. Mr. Thares reviewed the ordinance definition for R1 and R2 which mainly covers daycares, foster homes, etc. and noted that there is nothing in these sections that applies to multiple units. Mr. Thares stated that the permitted uses section of the ordinance was reviewed and the assisted living facility fits in the Chapter 7, R-3 Multiple-Family Residential District, Subd. 2, No. 7. licensed residential facility section. We are asking to rezone this property from R1 to R3 to allow the assisted living facility to operate in this development. The PUD will remain as an overlay so we can be flexible with setbacks, etc. The assisted living facility plans to close on the property in May and they hope to start building in June.

Motion was made by Rick Fischbach to recommend the rezone of Serenity Village from R1 to R3 with a PUD overlay, second by Ed Dunn. All in favor; Motion carried.

PUBLIC HEARING ON THE REPLAT OF THE CENTER SECTION IN AVON ESTATES

Katie Reiling opened public hearing at 6:45 p.m.

The Planning Commission did review the concept plan at the March meeting. This new plat consists of 11 lots. The original plat consisted of 16 lots. S.E.H did check with Stearns County and Avon Estates Circle was an idea for the plat name. Presently, there are 16 water and sanitary sewer stub out curb stops and services to this area. Now with 11 lots, the 4 remaining will be abandoned. One lot will need to show easements to make sure that water and sewer line up. The home style for lots 3 through 5 will include tuck under garages with small retaining walls. Estate Drive is lower than the park and this will be how the grade difference will be made up. The rest will be standard rambler style home designs. There will be a grading plan exhibit from S.E.H. which includes the house style and elevation. This will be finished up after council approval. Will the center road be blocked off from traffic? The black dots on the plan indicate the bollards that will be placed in the road. There is

already park equipment in this central area. The Planning Commission questioned the minimum lot size for a few of these lots that are below 10,500 sq. ft. The center section is a PUD which allows us to be flexible with the square footage of lots 3 and lot 4.

The City has been talking to Xcel about extending electricity to five lots in block 7 and the eastern half of the circle which is probably another 4 or 5 lots. The white line on the plat is a sidewalk. This would just be an extension of the current sidewalk. There will not be any new sidewalks. It was noted that we will have approximately 54 lots available in Avon with this replat.

Motion to close the public hearing by Ed Dunn, second by Rick Fischbach. All in favor; Motion carried.

Motion was made by Dick Glatzmaier to recommend the replat of the Avon Estates center section, Block 5 and Block 6 from 16 residential lots to 11 residential lots. This motion also recommends that this plat be named "Avon Estates Circle", second by Mary Sieben. All in favor; Motion carried.

Attach all exhibits to paperwork.

STORMWATER/CIVIL SITE PLAN ORDINANCE

Jim Thares gave a brief overview of why changes are necessary to the City's Stormwater ordinance. There are two different ordinances in the City's ordinance books. This has caused confusion and different ordinances have been distributed in the past. Randy Jenniges has been using the ordinance out of our Zoning Ordinance book as it was understood the old ordinance was to be repealed when the Zoning Ordinance was approved. Jeff Meyer, Hugh Knox, and Randy Jenniges discussed which ordinance the City should follow and which one do developers reference. It was discussed that it might be better to take language from both ordinances and update the Zoning Ordinance. It was noted that the City does not want to get ahead of ourselves and eliminate an ordinance that someone may have been following. Randy Jenniges stated he will review this ordinance in as much detail as the Planning Commission wishes at this meeting.

Motion by Katie Reiling to table the public hearing on the Stormwater/Civil Site Plan Ordinance, second by Rick Fischbach. All in favor; Motion carried.

Randy Jenniges reviewed the proposed changes and additions with the Planning Commission.

The Planning Commission questioned the progress with Midsota and the drainage by McDonalds. Randy Jenniges noted we are still working on this project.

APPOINTMENTS

The Planning Commission members will look at appointments again in April of 2016.

Motion was made by Ed Dunn to extend the chairperson and vice chairperson seats that are currently in office until April of 2016, second by Dick Glatzmaier. All in favor; Motion carried.

The meeting was closed at 8:50 p.m.

Respectfully Submitted
Amy Pease