

Pursuant to due call and notice thereof, a Planning Commission Meeting was held on Tuesday, May 19, 2015

**PRESENT:** Ed Dunn, Mary Sieben, Dick Glatzmaier, Katie Reiling, Amy Pease, Jeff Meyer

**ABSENT:** Rick Fischbach

The Planning Commission toured the WWTP at 4:30.

The meeting was called to order at 5:49 p.m.

### **MINUTES OF MEETING**

*Motion by Mary Sieben to approve the minutes of April, second by Dick Glatzmaier. All in favor; motion carried.*

### **SPRINGER-SHED**

Mr. Springer discussed the options that he has been considering for his shed. He is wondering if the best way to go about this would be to try to get a variance to move the shed closer to his property line. This would allow for the shed to be off of the easement and also not located in the front view of his house. Mr. Springer would like to move forward with the variance. Amy Pease will work with Mr. Springer and get the paperwork completed. The public hearing on the variance will be held at the June meeting. The Planning Commission also recommended that the city waive the \$225 variance fee.

### **MECHANICAL BROTHERS-SITE PLAN/STORMWATER PLAN**

Craig and Chad Soenneker were present to talk about the stormwater/site plan. They discussed the impervious coverage and future expansion of their building. Randy Jenniges stated that Mechanical Brothers' stormwater plan shows that the plan is designed for a 100 year rain event and meets our ordinance. Mr. Jenniges is happy with the civil site plan and stormwater plan and has recommended approval. Mr. Jenniges stated that working with businesses on stormwater plans will allow them to expand because they are able to deviate from the impervious surface coverage if the run off is being dealt with correctly. If Mechanical Brothers' adds any plumbing to the building the plans will be submitted to the state through the building inspector.

*Motion made by Ed Dunn to recommend approval of the Stormwater/Site Plan, second by Dick Glatzmaier. All in favor; motion carried.*

### **AVON ESTATES-INDUSTRIAL PARK**

Randy Jenniges reviewed the prospective future industrial park with the Planning Commission members. Mr. Jenniges stated that within the city limits there isn't much left for expansion areas. South of town there are wetlands, water, trees, etc. There is one farm property that has been considered but you have to go into the property a ways to get to an area that would be valuable commercial or industrial property.

Some areas of concern with an industrial park is the traffic that would be on the road next to the beach. It was

questioned what would be needed to separate the residential from the industrial park. There would need to be some kind of buffer. Grants are available for infrastructure. Mr. Jenniges said they would need to do a master plan to lay out the area. Randy showed where the industrial park would be located in Avon Estates. The access would be off of CR 54. Randy stated the industrial/commercial lots would be fairly attractive because of the trees, etc. in this area. The Planning Commission talked about clear cutting trees in order to put an industrial park in this area. We would have to clear cut where the lines are going to run for the right of way. In order to be successful with any grants, we need businesses interested. The steps involved in the process would be to talk to current businesses to see if they would be willing to expand to this area. They need to provide some level of willingness to relocate out there. The City would then have SEH complete grant applications.

Jeff Meyer brought up the idea of developing a professional building area down by the apartment building site which would consist of businesses such as call centers. With these types of businesses, there would not be large trucks or traffic coming and going throughout the day. Single family home owners will not want to be that close to the freeway so this would be a good area for a professional building.

### **DOG DAY CARE-PD BUILDING**

The Planning Commission members felt that a dog day care would not be the best idea on main street as there would need to be outdoor kennels and would probably have a large amount of barking dogs that would need to be outside during the day. This also may decrease the value of the other properties that are surrounding the police building.

### **REVIEW OLD CUPS**

The Planning Commission will review the old CUP's at the June meeting.

### **MISC**

Stearns County Solar Ordinance Info. was handed out.

The new waiver that will be attached to building permits was discussed with the Planning Commission.

The Planning Commission reviewed the To-Be-Built Home

*The meeting was closed at 7:20 p.m.*

Respectfully Submitted  
Amy Pease