

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: July 26nd, 2016
RE: Meeting Minutes,
Tuesday, July 12th, 2016

The Planning Commission met at 5:15 p.m., on Tuesday, July 12th, 2016 in the City Council Chambers at City Hall. The following members were present: Donald Smith, Dave Hanifl, Patty Dockendorff, Richard Wieser and Jerry Steffes. Building Official, Shawn Wetterlin was also in attendance. Linda Larson, Mani Edpuganti and City Council Member Brian Krenz were not in attendance.

1. The meeting was called to order by Chairman, Smith. The meeting minutes of July 12th were approved as distributed by a consensus of all Planning Commission Members present.
2. The Planning Commission called for a Public Hearing on August 2nd to consider opting out of the State of Minnesota Temporary Health Care Dwellings Act of 2016. The outcome of the meeting could be a recommendation to 'opt out' that would be referred to the City Council for final action prior to September 1.

Motion by Hanifl, seconded by Dockendorff to call for a Public Hearing on the August 2nd.

Upon roll call vote, all members present voted in favor of the motion as proposed.

3. Springbrook Village representatives, Colin Kloss with MBA Architects and Dale Olson were present. Colin Kloss gave an update to the Planning Commission of their new proposed project. Colin stated a Conditional Use Application has been turned in to the City, to remove building A (Independent Living) and four carriage houses from the original proposed project. Colin said the reason for removing the Independent Living and four carriage houses is because of a conservative bank, the bank will only finance the Independent living when they are 75% occupied in the Housing with services portions of the building. Springbrook will allow Independent living in the assisted living or housing with services portion of the building at a discounted rate. Springbrook is changing the phasing of the project.

Springbrook was reminded that Independent Living, needs to meet apartment standards. The assisted living or Housing with Services living units do not meet apartment standards.

Springbrook was also reminded that their application will not be considered complete until all information is turned into the Building Zoning Official.

The Springbrook Village presentation was to make the Planning Commission aware of a new Conditional Use Application forth coming.

4. The Planning Commission reviewed preliminary draft chapters of the Comprehensive Plan and future Land Use maps.

The Planning Commission called for a public Hearing on August 2nd to review the Final Draft of the Comprehensive Plan.

5. The Planning Commission had discussion on repercussion of expired building permits. Planning Commission consensus was that Don Smith and Building Official Shawn Wetterlin will meet with the City Attorney to come up with some options.
6. The Planning Commission reviewed annexations in progress by the City Council, the "Race track property", kinder road and Hickory lane. This was for informational purposes only.
7. The Planning Commission called for a special meeting on July 27th to consider draft rules related to extraction of amounts of materials in excess of 100 cubic yards for the purpose of creating lands for residential development. A Public Hearing was also called for on August 2nd to get public input.

Meeting adjourned at 7:30 p.m.

Respectfully, Shawn Wetterlin.