

TO: Planning Commission Members  
Honorable Mayor and City Council Members  
FROM: Paul Kenaga, Zoning Administrator  
DATE: September 16th, 2014  
RE: Meeting Minutes  
Tuesday, September 2<sup>nd</sup>, 2014

The Planning Commission met at 5:15 p.m., on Tuesday, September 2<sup>nd</sup>, 2014, in the City Council Chambers at City Hall. The following members were present: Donald Smith, Jerry Steffes, Dave Hanifl, Richard Wieser, Patty Dockendorff and Linda Larson. Ex-officio members John Graf and Shawn Wetterlin were in attendance. Skip Wieser and Mani Edpuganti were not present. Paul Kenaga was also in attendance

1. Meeting was called to order by Chairman Smith and roll call taken. The minutes of August 6<sup>th</sup>, 2014 meeting were approved at the consensus of the Planning Commission Members.

2. 5:20 – public hearing - continuation

Notice is hereby given that the Planning Commission of the City Zoning Authority will continue a public hearing to consider Itinerant Merchants, Peddlers, Solicitors and Garage and Yard Sales according to the La Crescent City Code. Text amendments to the City Zoning Ordinance are being considered.

Motion made by Hanifl, seconded by Dockendorff to make a recommendation to the City Council to call for a public hearing for text amendments to the City Zoning Ordinance as follows:

Subd 3. G. (page 48) Garage sales are a permitted use in all residential districts on a property on which a principal dwelling is located, with the permission of the property owner (when the home is non owner occupied) and under the following conditions:

1. Goods and equipment displayed shall be only those items owned by and part of normal household effects of the occupant(s) of the premises on which the sale is held. Agricultural products shall not be sold unless raised on site. Continuous sale of agricultural product grown on site, like berries, shall be permitted if there is no related sign unless otherwise approved as a home occupation
2. The goods shall not be displayed or sold in the public right-of-way, nor after sundown.

3. No sale shall last more than three consecutive days, nor be repeated on the same premises more frequently than two per year.
4. A maximum of six garage sale signs shall be permitted; each may be no more than two square feet in area. The signs may be posted on premises, other than those of the sale, with the explicit permission of the owner of those premises but may not be posted in a public right-of-way or on a structure on a right-of-way. Signs may be posted only during daylight hours and must be removed at the termination of the sale.
5. Group sales are permitted and neighborhood coordination of garage and yard sales is encouraged. Such group sales shall offer for sale only those items owned by and part of the normal household effects of the participating neighbors. And, it shall be unlawful to participate in more than 4 garage sales in one year.
6. De minimis sales by children of such things as kool-aid or lemonade shall not presently be regulated.
7. Food sales intended for immediate consumption, along the route of a special event, for the benefit of a not-for-profit organization, shall be permitted. This does not exempt the property owner from any other regulation relative to permitting the sale or applicable public health regulation.

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

It is the consensus of the Planning Commission that no action will be taken on the sections of the City Code referencing Itinerant Merchants, Peddlers and Solicitors unless the City Council so requests.

3. The Planning Commission reviewed the purchase of the property at 337 Main Street and determined in to be consistent with and compliance with the Comprehensive plan.

Motion by Dockendorff, seconded by Larson, to wit “the purchase of the property at 337 Main Street is consistent with the City of La Crescent Comprehensive Plan”.

In making the finding the Commission cited the Guiding Principal of a *viable commercial core*. Acquiring control of individual properties to aggregate many properties for the purpose of future development is consistent with this goal. It was also noted that the property was acquired at a fair market price.

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

4. Motion by Hanifl, seconded by Wieser to change the October Planning Commission meeting to September 30, 2014 and to change the November Planning Commission Meeting to November 5, 2014.

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

Reason for the changing the dates of the October meeting was to accommodate guest presentations on population growth (Coulee Vision 2050) and November meeting because of the general election.

5. The Planning Commission reviewed the purchase of the Monte Carlo Road and determined compliance with the Comprehensive plan.

Motion by Hanifl, seconded by Wieser that the purchase of the Monte Carlo Road is consistent with the La Crescent Comprehensive plan. In reaching this finding of fact the Commission referenced the following:

1. The purchase is consistent with the Park and Recreation Plan (December 2012) which *“places a high priority on encouraging walking, biking and the development of alternative transportation networks that will create a more livable and healthy community*
2. The purchase is consistent with the Trail Improvements identified in the Bike and Pedestrian Plan (Winter 2013) which specifically calls for the completion of the Wagon Wheel trail and its connection to HWY 14/61. This acquisition is an essential element of the Phase II portion of the Wagon Wheel trail. And an additional step to achieving a ‘bike friendly’ city.
3. The purchase will provide at a minimum a second emergency vehicle access and preserves the option of providing a second road connection from Shore Acres road to HWY 14/61. As such it is part of improving the road network of the City of La Crescent.

6. The Planning Commission had discussion concerning “A guide to Proactive Rental Inspection Programs”. Patty Dockendorff volunteered to research this topic further and report back at the next Planning Commission Meeting.

7. Chairman Smith reviewed the annexation process and updated the members on the progress to date. There are essentially 3 elements of study: 1) Annexation of properties fully or almost fully surrounded by the City for which the provision of City services is already generally provided; 2) Annexation of properties for which city services can be provided; and 3) Examination of the longer range growth patterns and recommendation of strategic parcels for future consideration of annexation. It the third area which the Planning Commission will be responsible.

8. There was a motion by Wieser, seconded by Larson to adjourn the meeting at approximately 6:42 P.M. which was approved at the consensus of the Planning Commission Members.