

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
January 21, 2015**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.
2. **Roll Call:** Present were Yvonne Beebe, Brittney Berndt, Ray Steinke, William Murray, Joel Olson, Greg Zutz, and Todd Gardner. Also present were City Planner Nate Sparks and Council Liaison Rich Skordahl.
3. **Oath of Office:** Skordahl officiated the oath of office for Yvonne Beebe.
4. **Election of Officers:** Olson nominated Steinke for Chairman. Gardner seconded. Motion carried 7-0.

Olson nominated Berndt for Vice Chair. Gardner seconded. Motion carried 7-0.
5. **Adopt Agenda:** Motion by Gardner, second by Olson to approve the January 21, 2015 agenda. Motion carried 7-0.
6. **Approve Minutes:** Motion by Berndt, second by Olson to approve the November 19, 2014 minutes. Motion carried 7-0.
7. **Public Comment:** None

8. **Public Hearing – McAlister Home Extended Business Interim Use Permit**
Sparks introduced the item by stating Jan D. McAlister has made an application for a Home Extended Business Interim Use Permit to operate a trucking business at residential property located at 6416 Ambassador Blvd NW. The site is zoned A-2, Rural Estate-Agriculture and is located between County Roads 70 and 71 on the south side of Ambassador Blvd. The business is a trucking and tree trimming business. The applicant wishes to have a semi-truck, skid steer, dump truck, and a dump trailer on site for use with this business. He is proposing to construct an accessory building for storing the equipment. The applicant proposes to have one employee. There is no proposed outdoor storage and no exterior signage.

Sparks stated that the house, accessory building, and driveway will need to be constructed to the City's zoning standards. Portions of the driveway may need to be paved, if required by the County or the City Engineer. The applicant states there will be one employee. A small parking area for this employee should be provided. The parking area should be screened to the right-of-way and neighboring properties. Additional landscaping above and beyond the minimum for a single family house should be provided. The area in front of the accessory building should have some limited screening to the right-of-way and neighboring property to the west. Evergreen screening trees should be sufficient for this purpose. It may be advisable to have a degree of landscape screening between the accessory building and the neighboring property.

Sparks also stated that the applicant has had some code violations from running this business at his current residence in another part of the City.

Beebe asked what the existing neighborhood is like. Sparks stated there is an occupied house to the west and vacant property across the street.

Berndt asked if road restrictions would be in place on the street in the Spring. Sparks stated that it is a County Road.

Steinke asked if all the equipment will fit within the building. McAlister stated that the building is sized to fit this equipment. He is planning on planting the trees. He delivers sand and gravel and will be leaving the site in the morning and not conducting business on site.

Olson asked the applicant to address the code violations on his current place of residence. McAlister said he had a wetland violation and other complaints and that he learned his lesson and will comply.

Murray asked where the refuse and dead trees coming from. McAlister said it is from small jobs. However, he now takes all trees to a facility off site.

Steinke opened the public hearing at 7:33 pm.

Phil Thompson of 6448 Ambassador Blvd said he is seeking clarification on the distance of the accessory structure to the road and then the distance in relationship to his property. McAlister demonstrated the location on an aerial photo.

Thompson said he is concerned about the proximity to his house and the size of the business.

Ray Jones of 23725 Nacre Street said he was concerned about the driveway location, burning, exterior storage, number of trips, and screening. The driveway could be dangerous if put in a poor location.

McAlister said he has been talking to the County about the driveway location.

Sparks said the driveway location will need approval from the County and the City Engineer.

Steinke closed the public hearing at 7:45.

Zutz asked about trucks coming and going before the hours of operation allowed in the ordinance. Sparks said the ordinance is prohibiting business activity on site at those times.

Motion by Olson, second by Beebe to recommend approval of the request with the conditions noted in the staff report. Motion carried 7-0.

9. Planning Commission Discussion

Sparks stated that the terms of Commissioners Steinke, Zutz, Murray, and Olson were up. All indicated they were willing to be reappointed.

Skordahl stated he would look into funding for seminars and training for new commissioners.

- 10. Adjournment:** Motion by Zutz, second by Murray to adjourn the meeting at 8:15 PM.
Motion carried 7-0.

Nate Sparks, City Planner

Date