

**CITY OF ST. FRANCIS  
ST. FRANCIS, MN  
PLANNING COMMISSION MINUTES  
October 16, 2013**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Vice Chair Todd Gardner.
2. **Roll Call:** Present were Ray Steinke, William Murray, Greg Zutz, Todd Gardner, and Roni Ronyak. Excused were Joel Olson and Chairman Rich Skordahl. Also present was City Planner Nate Sparks.
3. **Adopt Agenda:** MOTION BY STEINKE, SECOND BY RONYAK TO ADOPT THE OCTOBER 16, 2013 PLANNING COMMISSION AGENDA. MOTION CARRIED 5-0.
4. **Approve Minutes:** MOTION BY OLSON, SECOND BY RONYAK TO APPROVE THE JULY 24, 2013 PLANNING COMMISSION MINUTES. MOTION CARRIED 5-0.
5. **Public Comment:** None
6. **Public Hearing – Interim Use Permit Request – Home Extended Business - 24407 Iodine St**

Sparks indicated Jesse Plocher has made an application for a Home Extended Business Interim Use Permit to operate a concrete business at his residential property located at 24407 Iodine Street NW. This application was made in response to a code enforcement complaint against the property. The site is zoned Marginal Land-Planned Unit Development (ML-PUD) and is located in the Seelye Brook Acres Addition west of Seelye Brook Drive. He has two employees and plans to build a new accessory building to house all business related equipment. The site is currently out of compliance with the performance standards due to the amount of outdoor business storage and commercial vehicles on the property. The applicant has also been accessing the property illegally without the use of a driveway in places and needs to restore these areas. If the application were to be approved it should be done with several conditions including fencing, right-of-way restoration, and the construction of the building.

Gardner opened the Public Hearing at 7:15 pm.

Jesse Plocher (24407 Iodine St) said he was willing to meet the conditions recommended by City Staff. Murray asked if he were willing to also plant additional trees by the fence. Plocher said yes.

Craig Mart (5736 244<sup>th</sup> Ct) said he's fine with dump trucks on his road if it means one less foreclosed property.

Gardner closed the Public Hearing at 7:21 pm.

Murray said he wanted to require the planting of evergreen trees for screening purposes in addition to the conditions noted in the Staff Report.

MOTION BY RONYAK, SECOND BY STEINKE TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT WITH THE FOLLOWING CONDITIONS:

1. The applicant shall construct the detached accessory building as proposed.
2. The access drive shall be built as proposed on the site plan but shall be no greater than 24 feet in width and surfaced in a manner acceptable to the City Engineer.
3. The parking and outdoor storage area shall be reduced in size to accommodate access to the building and two parking stalls.
4. The septic area shall be delineated from the parking and access area and the drive with a physical barrier, fence, or landscaping.
5. The existing illegal driveways shall be restored to grass.
6. Dump trucks and other commercial vehicles greater than 10,000 lbs in gross vehicle weight are prohibited.
7. No piles of junk, debris, wood, waste, or other such materials shall be placed in the open on the site.
8. The applicant shall enter into a development agreement with the City to place these terms into effect and post securities guaranteeing the construction of facilities to these terms.
9. The applicant shall provide a revised site plan meeting the terms of this approval.
10. The applicant shall plant four or more evergreen trees in between the right-of-way and the fence.

MOTION CARRIED 5-0.

7. **Planning Commissioners' Discussion**

Steinke said a picture book history of St. Francis is being compiled and submissions are welcome.

8. **Adjournment:** MOTION BY STEINKE, SECOND BY RONYAK TO ADJOURN MEETING AT 7:30 PM. MOTION CARRIED 5-0

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Nate Sparks, City Planner

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Date