

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
November 20, 2013**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Rich Skordahl.
2. **Roll Call:** Present were Ray Steinke, William Murray, Greg Zutz, Rich Skordahl and Roni Ronyak. Excused were Joel Olson and Todd Gardner. Also present was City Planner Nate Sparks.
3. **Adopt Agenda:** MOTION BY STEINKE, SECOND BY ZUTZ TO ADOPT THE NOVEMBER 20, 2013 PLANNING COMMISSION AGENDA. MOTION CARRIED 5-0.
4. **Approve Minutes:** MOTION BY MURRAY, SECOND BY RONYAK TO APPROVE THE OCTOBER 16, 2013 PLANNING COMMISSION MINUTES. MOTION CARRIED 5-0.
5. **Public Comment:** None
6. **Public Hearing – Preliminary Plat – 23008 Spring Hill Rd**

Sparks indicated Norma Jones has made an application for a preliminary plat to divide a 60 acre parcel into two lots of about 20 and 40 acres. The resulting lots both exceed the minimum standards in the Zoning Ordinance. The applicant is proposing to dedicate right-of-way for the adjacent streets. The proposed northern 20 acre lot has an approved wetland delineation and an analysis depicting a conforming building site in the western portion of the proposed lot.

Skordahl opened the Public Hearing at 7:06 pm.

Cheryl Leipus (22723 Xenon Street, Nowthen) asked if the cattle fence in the wetlands would be allowed to remain. Sparks stated that it could possibly remain but more information was needed.

Michael Mannio (23251 Spring Hill Road) asked if there was still a 15 acre lot minimum in effect in this area. Skordahl said the minimum lot size in this area is 10 acres. Mannio expressed opposition to development at higher densities.

James Anton (23005 Spring Hill Road) expressed concern about the proposed divisions impact on wetlands.

Jim Mrolzla (23065 Spring Hill Road) noted that the proposed driveway, septic, and building site on the northern lot are fairly close to the property to the west. Skordahl said they are all meeting City standards.

Skordahl closed the Public Hearing at 7:30 pm.

MOTION BY MURRAY, SECOND BY STEINKE TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS:

1. The subdivision shall be recorded with Anoka County within 90 days of approval.
2. Any recommendations by the City Engineer or Anoka County shall be met.
3. The proposed septic site must be approved by the Building Official.
4. Park dedication shall be paid.

MOTION CARRIED 5-0.

7. Public Hearing – Ordinance Amendment – Parking Surfaces

Sparks stated that the City received complaints recently regarding the parking of vehicles on grass in residential areas. This practice is not expressly prohibited by code. The Planning Commission reviewed the City’s ordinance at the June 2013 meeting and recommended the proposed ordinance amendments to require all cars parked in the front yard to be on an approved parking surface of bituminous, concrete, or pavers adjacent to the driveway. Gravel is permitted where gravel drives are allowed.

Skordahl opened the public hearing at 7:31. Hearing no comment, the public hearing was closed by Skordahl at 7:32.

Murray noted that the ordinance doesn’t expressly limit the width of the parking pads.

MOTION BY STEINKE, SECOND BY RONYAK TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT. MOTION CARRIED 5-0.

8. Public Hearing – Ordinance Amendment – Fences

Sparks stated that this amendment is intended to correct an error in the animal fencing reference, to better separate sections regarding business and industrial fencing, and to allow such fences to exceed height and location standards in some instances with a conditional use permit.

Skordahl opened the public hearing at 7:35. Hearing no comment, the public hearing was closed by Skordahl at 7:36.

MOTION BY ZUTZ, SECOND BY MURRAY. MOTION CARRIED 5-0.

9. Other Items – Ronyak announced that her term is up and she is not seeking re-appointment at this time. The Commissioners thanked her for her service.

10. Adjournment: MOTION BY STEINKE, SECOND BY RONYAK TO ADJOURN MEETING AT 7:38 PM. MOTION CARRIED 5-0.

Nate Sparks, City Planner

Date