

## **MINUTES PLANNING COMMISSION**

**JUNE 17, 2013**

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Donavan Mayer, Ron Mehr, and Bob McDaniel. Also present were Renee Eckerly, City Administrator; Jennifer Welling, Administrative Assistant; Brian Savage, Valley Industries; Joe Miller, Doreen Miller, and Jeff Thompson.

**Motion was made by McDaniel to approve the minutes of the June 3, 2013  
Planning Commission meeting. Seconded by Mayer and unanimously carried.**

### **NEXT MEETING**

The next meeting will be held on Monday, July 1, 2013 at 6:30 p.m.

### **VALLEY INDUSTRIES – POND**

At the last Planning Commission meeting the Commission requested to see the layout of the proposed regional pond. Eckerly presented the layout and reported the following:

- Pond would be 1.5 acres in size
- City could apply for a grant in the amount of \$200,000.00
- The small pond on Minnie Street would be removed
- The grant would cover a land purchase
- A regional pond would take the water from Minnie Street as well as abutting properties
- Grant would be applied for in September
- The Minnie Street pond is deep and dangerous
- The City would need to draft a purchase agreement with Brian Savage for the purchase of land to construct a pond on in the amount of \$20,000.00

### **CONDITIONAL USE PERMIT REQUEST – PAY DEL CO – VALLEY INDUSTRIES**

Roberts recessed the Planning Commission meeting at 6:35 p.m. and opened the Conditional Use Public Hearing.

A Conditional Use Permit Application submitted by Pay Del Co for Valley Industries expansion at 180 Lake Ave. N, Paynesville, MN, described as Lot 1, Block 1, River Park Estates according to the recorded plat thereof, Stearns County, Minnesota, less and except that portion thereof described as follows: Beginning at the Southeast corner of said Lot 1; thence South 89°26'12" West along the South line of said Lot 1, a distance of 314.00 feet; thence South 00°39'05" East continuing along said South line a distance of 8.00 feet; thence South 89°26'12" West continuing along said South line a distance of 175.00 feet; thence North 00°39'05" West along the Westerly line of said Lot 1, a distance of 188.00 feet; thence North 89°26'12" East a distance of 489.00 feet to the East line of said Lot 1; thence South 00°39'05" East along said East line, a distance of 180.00 feet to the point of beginning was presented.

In the last preconstruction meeting it was determined that a Conditional Use Permit is required to comply with the City's Zoning Ordinance Subd. 5 Section B. that states the following:

Grading and filling in shoreland areas or any alterations of the natural topography where the slope of the land is toward a public water or watercourse leading to a public water must be authorized by a conditional use permit. The permit may be granted subject to the conditions that:

1. The smallest amount of bare ground is exposed for as short a time as feasible;
2. Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is planted;
3. Methods to prevent erosion and trap sediment are employed; and,
4. Fill is stabilized to accepted engineering standards.

Doreen Miller questioned what is being done and if all the trees would be removed. Savage stated that some trees would be removed, but not along their property line or near the river. The grading and filling will occur in the location of the building, driveway, pond, and parking lot.

There was some discussion regarding the original pond location and the proposed regional pond and its location.

Joe Miller questioned what the grading and filling in the Shoreland District meant. Eckerly explained that the City has a shoreland overlay district over parts of the City that abut a waterway and Savage's must obtain a Conditional Use Permit to grade and fill within this district. This would relate to their building, parking lot, pond, etc., but not the slope of the bank to the river.

Doreen Miller questioned the water runoff of Valley's building. Savage stated that there would be a 30 foot setback from their property and all run off is sloped to the pond as well as some piping is included in the lot to address water runoff issues.

There being no further comments and/or questions, the public hearing was closed at 6:43 p.m. and the regular meeting of the Planning Commission was re-opened.

**Motion was made by Loven to approve the Report & Recommendation Of The Planning Commission On Application For Conditional Use Permit and recommend such to the City Council. Seconded by McDaniel and unanimously carried.**

There being no further business the meeting was adjourned at 6:44 p.m.