

MINUTES PLANNING COMMISSION

JUNE 3, 2013

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Donovan Mayer, Ron Mehr, and Bob McDaniel. Also present were Jennifer Welling, Administrative Assistant; Brian Savage, Valley Industries; and Ray Lindeman. Renee Eckerly was absent.

There were no minutes available for approval.

VARIANCE REQUEST - LINDEMAN

A Variance Application submitted by Ray and Mary Lou Lindeman for the property located at 508 Maple St. was presented. The Lindeman's are adding on to their existing attached garage. The existing garage is non-conforming as it does not meet the side set back of 5' from the overhang. They wish to add onto the rear of their existing garage for a woodworking shop. The new addition will need a 1.33' side variance. The addition will meet all other zoning regulations. A Report and Recommendation Of The Planning Commission On Application For Variance was reviewed for consideration. Mayer and McDaniel both have visited the site and agree that the addition will be in line with the existing structure.

Motion was made by Mayer to approve the Report & Recommendation Of The Planning Commission On Application For Lindeman Variance and recommend such to the City Council. Seconded by Loven and unanimously carried.

CONDITIONAL USE PERMIT REQUEST – PAY DEL CO – VALLEY INDUSTRIES

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.

Savage noted that this is being required due to an interpretation of section in the Shoreland Overlay Ordinance. Welling stated that this is another section of the Zoning Ordinance that needs to be updated or clarified.

Motion was made by Loven to set the Pay Del Co – Valley Industries Conditional Use Permit Public Hearing for Monday, June 17, 2013 at 6:35 p.m. Seconded by McDaniel and unanimously carried.

The Commission questioned the water retention for this facility. Welling stated that Valley Industries is proposing a water retention pond; however, the City is in need of a place for the water run-off off of Minnie Street. A regional water retention pond is now being proposed to accomplish the water run-off in the area. The Commission requested a site plan of the regional water retention pond for the June 17th meeting.

OPPORTUNITY PARK 2nd ADDITION – PRELIMINARY PLAT

A Preliminary Plat Application submitted by the City of Paynesville to plat the Outlot A of Opportunity Park into 5 lots zoned C-2 Hwy Commercial was presented. The Plat has been submitted to Stearns County for their approval. This was tabled from the May 6, 2013 meeting.

Welling gave a brief update on the status of the land negotiations. The Council had received a purchase agreement from Stan Yarmon regarding purchasing a piece of property within this plat and a possible lease of the easement. The Council met in closed session regarding this land negotiation. After the closed session the Council denied Mr. Yarmon's proposal due to price and that the easement is under a 99 year lease with the Paynesville Area Center.

It was questioned if the Planning Commission could act on this and/or if it would prohibit Mr. Yarmon from coming to the City with a counter offer. Welling said no, Mr. Yarmon can come at any time and present the City with a purchase agreement. Also this plat is only in the preliminary stages as the final platting process is still necessary and would be the next step and changes could still be made.

Motion was made by Loven to approve the Report & Recommendation Of Planning Commission Regarding Application For Approval of Preliminary Plat Of Opportunity Park Second Addition and recommend such to the City Council. Seconded by Mayer and unanimously carried.

NEXT MEETING

The next meeting will be held on Monday, June 17, 2013 at 6:30 p.m.; a quorum must be present for the public hearing.

BUILDING PERMIT REPORTS

The Commission reviewed the reports that were distributed at the meeting. The Commission questioned the number of outstanding permits again. Mehr stated that some of his projects have been finalized, but are still on the outstanding permit report.

BUILDING INSPECTOR RFP'S

The Commission questioned the status of the RFP's. Welling stated that Eckerly is working on a publicity piece to advertise the community to attract more building inspectors to apply. The Commission talked about how the community likes working with Mr. Utsch, Building Inspector; however, there is a disconnect with Mr. Wasmund.

INVOICES

The invoices were questioned. Welling stated that Eckerly has been trying to work with Mr. Wasmund on the inaccurate invoices and the cleanup of the properties on Minnie Street.

There being no further business the meeting was adjourned at 6:50 p.m.