

MINUTES PLANNING COMMISSION

APRIL 7, 2014

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Bob McDaniel, Darlene Loven, and Donovan Mayer. Ron Mehr was absent. Also present were Renee Eckerly, City Administrator and Jolyn Lindquist, Social Media Specialist; Linda Henrichs, Gregg Redfield, CentraCare Health – Paynesville (CCH); Dennis Miley, CCH; David Larson, CCH; Dorine Fuchs, Urban Fuchs, Mary Coleman, Kelly Vogelwohl, Mark Dingmann, CCH; Paul Meyer, CCH; and Frank Carter, CCH.

Motion was made by McDaniel to approve the minutes from the January 6, 2014 Planning Commission Meeting. Seconded by Mayer and unanimously carried.

VARIANCE REQUEST – VOGELPOHL & LEWIS

A Variance request has been submitted by Kelly Vogelwohl & Amanda Lewis of 305 Wendell St. They wish to erect an above ground swimming pool. They cannot meet the 30' set back from their east (side/front) property line (Stearns Ave.). According to the City Ordinance accessory structures must be set back 30' from their front property line; this property is on a corner; therefore, is double fronted. They are seeking a 17' foot variance. The owners already have a fenced yard and will have a ladder that can be locked in a position so that the pool is not accessible when not being used for safety reasons. They can meet all other zoning regulations. A Variance Application and Report & Recommendation Of Planning Commission On Application For Variance were presented.

Vogelwohl was in attendance and reported that the proposed pool would be above ground and the yard is already fenced and the ladder is lockable. The age of persons using the pool varies. Most of the neighbors have been contacted by Vogelwohl and those contacted are okay with the proposed pool. The Commission asked questions regarding the fence. Vogelwohl brought a picture of the ladder so the Commission could see it. The pool will have 54" sidewalls.

Motion was made by McDaniel to approve the Report & Recommendation Of Planning Commission On Application For Variance. Seconded by Mayer and unanimously carried.

CONCEPT PLAN - FUCHS FARMS

A Concept Plan has been submitted by Urban & Dorine Fuchs & Family to plat their existing property on Minnie Street into two parcels. There are a number of items that are currently being addressed with the hopes to have answers prior to or at the public hearing. Including, but not limited to who are the exact owners and whose signatures are actually required.

Coleman presented the Concept Plan and reported that they have a buyer for the residential property. The property was originally split and combined. This layout was suggested by the realtor (2.9 acres for the farm and 5 acres for the empty lot). The Industrial Park is interested in the 5 acres and the farm purchaser is aware of the industrial possibility.

Motion was made by Mayer to approve the Fuchs Farms Concept Plan and recommend such to the City Council. Seconded by Loven and unanimously carried.

PRELIMINARY PLAT – FUCHS FARMS

A Preliminary Plat Application has been submitted by Urban & Dorine Fuchs & Family to plat their existing property on Minnie Street into two parcels. There are a number of items that are currently being addressed with the hopes to have answers prior to or at the public hearing. Including, but not limited to who are the exact owners and whose signatures are actually required.

Motion was made by Loven to set the Fuchs Farms Preliminary Plat Public Hearing for Monday, May 6, 2014 at 6:45 p.m. Seconded by McDaniel and unanimously carried.

VARIANCE REQUEST – CENTRACARE HEALTH – PAYNESVILLE

A Variance request has been submitted by CentraCare Health – Paynesville, 200 First St. West, Paynesville, MN. They wish to extend a vestibule to the north side of the building out to where the current MRI Trailer sits. They are further wanting permission to allow the trailer to be parked at its location on a more “permanent” basis. The current facility is non-conforming and does not meet the 25’ setback. The proposed vestibule would not meet the set back and is requiring a 16.4’ variance. The trailer also does not meet the setback as it will be right on the property line and is requiring a 25’ variance. The application and Report & Recommendation Of Planning Commission On Application were presented. The City requires that all parts of the facility and/or its extensions be placed within the property line boundaries.

David Larson, CCH explained the parking of a mobile MRI truck at the Paynesville CentraCare facility. The patients would not have to go outside and would provide a more pleasant experience. Equipment varies in size; the other options are wider and longer. The machine is 11 inches wider. The new machine would be 60 inches in circumference. A survey was conducted and their estimates were correct. CentraCare stated that the current piece of equipment is over the property line and has been for the last 20 some years. Eckerly repeated several times that currently CCH is 3 feet over the property line which has not been addressed. CCH is requesting even more footage over the property line. Eckerly stated that the City has concerns of CCH wanting an easement when CCH might not be there in the future. A permanent MRI machine is part of the agreement for CCH to lease Paynesville Health Care. An internal option is much more expensive and time consuming.

Motion was made by Mayer to approve the CentraCare Health – Paynesville Report & Recommendation Of Planning Commission On Application. Seconded by Loven and unanimously carried.

HOUSING STUDY

Eckerly reported a Housing Study would show the demand of multi-housing. The Commission debated the Comprehensive Plan verses the Housing Study. A Housing Study is not budgeted for in 2014. A Housing Study would help with applying for more Small City Grant funding.

Motion was made by McDaniel to apply for the Rural Feasibility Study Grant available through AgStar Financial Services, AGA and recommend such to the City Council. Seconded by Mayer and unanimously carried.

JUNE PLANNING COMMISSION MEETING DATES

Motion was made by Mayer to set the June meetings for June 2 and June 23, 2014 at 6:30 p.m. Seconded by Loven and unanimously carried.

INFORMATIONAL

The next meeting will be May 5, 2014.

There being no further business the meeting was adjourned at 7:33 p.m.