

## **MINUTES JOINT PLANNING BOARD**

**FEBRUARY 13, 2012**

Chairperson Don Pietsch called the Joint Planning Board meeting to order at 12:05 p.m. Members present were Jeff Bertram, Jeff Thompson, Don Pietsch, Don Wiese, and Renee Eckerly. Also present was Bruce Stang.

**Motion was made by Bertram to approve the minutes of the April 18, 2011 Joint Planning Board meeting. Seconded by Thompson and unanimously carried.**

### **APPOINTMENT OF AT LARGE MEMBER**

**Motion was made by Thompson to appoint Jeff Bertram to the at Large position of the Joint Planning Board. Seconded by Pietsch and unanimously carried. Bertram abstained.**

### **ELECTION OF OFFICERS**

**Motion was made by Thompson to elect Don Pietsch as Chairperson; Bertram as Vice Chairperson, and Eckerly as Secretary. Seconded by Wiese and unanimously carried.**

### **MEETING SCHEDULE**

The Board consented to keep the meetings on an as needed basis.

### **BRUCE STANG – DISCUSS HIS LAND ON MINNIE STREET**

Stang reported that he has purchased the land on Minnie Street from David Voss to be utilized for an expansion of his current business. This land is currently in the Township. There is a 30 foot water retention easement behind his abutting property at 125 Industrial Loop West. He would like to add a 25,000 - 30,000 square foot building going to the West onto his existing building at 125 Industrial Loop West. The building already has sprinkling available. The City applied for a grant to build a regional water retention pond but was not successful. The pond area by Minnie Street is deep and dangerous. It is now sloped to get rid of the storm water. He is here to find out what his options are for his expansion. He would like to have gardens and animals on the North end of the property. Eckerly reported that she spoke to Jennifer Buckentine, Stearns County under Agriculture zoning; the animals would have to stay outside the Shoreland area. Eckerly stated that the City ordinance would allow for animals under Agriculture zoning, but Bill Spooner, City Attorney would like to review the PCA standards that are stated in the ordinance.

Eckerly also reported that Buckentine stated that if Stang is not covering all of the surface like in the previous preliminary plat the storm water retention pond requirement could be reviewed. The City would like to try again for the grant for the regional pond. Road access would need to allow for access to the North end of the property. Pietsch reported the land is currently zoned Industrial in the Township. Pietsch reported that the County enforces shoreland zoning 30 feet

from the river. There is a need to verify what the zoning is for the land that is brought into the City through annexation. It was asked does that land come in as agriculture or does it keep the zoning from the Township when annexed. This land is not currently in the Orderly Annexation agreement.

It was suggested that Stang compare the pros and cons of City and Township and see which best fits his needs now and in the future.

### **CAL DAVIDSON - GARAGE**

Pietsch reported that about 4 months ago the Township issued a permit for a garage. Then the Township was notified by Stearns County that per section 5 of the Joint Orderly Annexation agreement the Joint Planning Board must issue a letter allowing the permit for the garage.

**Motion was made by Thompson to approve the Cal Davidson site permit and recommend such to the City Council. Seconded by Bertram and unanimously carried.**

Eckerly was directed to email a letter to Dave Knafla, Stearns County.

### **DEFINE WHEN BOARD SHOULD MEET REGARDING ACTIVITIES WITHIN THE JOINT ORDERLY ANNEXATION AREA**

Pietsch is requesting that the Board define what items the Joint Planning Board needs to approve. Does the Board want to meet on items such as building or site permits or just items that require a public hearing such as variance or zoning?

**Motion was made by Bertram to direct Eckerly to contact Bill Spooner, City Attorney and find out how to accommodate the request if there is a public hearing and/or variance or/and zoning requests then the Joint Planning Board would need to review. Seconded by Thompson and unanimously carried.**

This does not need to come back to the Board and will be forwarded to the Township Board and City Council for action.

There being no further business, the meeting was adjourned at 12:50 p.m.