

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
July 21, 2021**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair women Fairbanks.
2. **Roll Call:** Present were Deborah Humann, Colleen Sievert, Liz Fairbanks, Dustin Pavel, Tara Kelly and Alan Lauermann. Absent: Todd Gardner.

Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda as amended. Motion carried 6-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Kelly to approve the June 16, 2021 minutes. Motion carried 6-0.
5. **Public Comment:** None
6. **Regular Business Items:** None
7. **Public Hearing:**

- a. **Vista Prairie - Comprehensive Plan Amendment; Subdivision**

Richmond reviewed the staff packet as this project is before us to process a comprehensive plan amendment and a minor subdivision.

The lot split will happen along the Ambassador Road leaving one parcel between Hwy 47 and Ambassador and the second from Ambassador to the Rum River. Since both lots are over 10 acres in size this process will be completed as a meets and bounds. The project has not received comment from Anoka County on the access of Ambassador. The Comprehensive plan amendment will update the parcel that is between Hwy 47 and Ambassador leaving the other parcel to remain as residential with no change.

Discussion included if the west side of the property was to be rezoned out of commercial what is the possibility it is not developed into additional senior housing. Per the concept plan, it was identified that it would be additional housing to support the current project. Any development would be required to go through the site plan process. There are no restrictions on this side of the property in regard to the scenic river overlay. Those restrictions will remain on the east side of the property which does not have a current land use application being considered.

The access of the project was lightly discussed as the county is concerned about project access along Ambassador. City Staff, HKGi and the project developers are working with the County to determine if a solution can be made. Otherwise project access would need to be shifted to the side roads. This is ongoing and as of tonight final site designs have not been submitted.

Public Hearing Opened 7:11 pm

- Jeff Ramstad, 23382 Yucca St – lives at the end of the road that enters this property. Concerns on the traffic if commercial development occurs and feels property value will decrease.

Richmond identified that the access points will be discussed further with the review of the site plan at a future meeting. This meeting is intended for the lot split and zoning change only. The site plan is not set and will be reviewed in a different public hearing

- Scott Black/EDI – the news of the County not wanting the project to access Ambassador was tough and they are working through it. Hear this type of response in other Counties but have found ways to make it work. Trying to be sensitive to neighbors and that is why Ambassador is so important. To answer a question on job creation, all jobs are above minimum wage and it is anticipated that job generation will be 40 to 60 FTE.

Public Hearing Closed 7:21 pm

Motion by Sievert, to recommend approval of the Comprehensive Plan Amendment to re-guide the full portion of the west side of the property at 23465 St. Francis Blvd from Medium Density Residential to Medium High Density Residential with conditions and findings of fact as recommended by staff. Second by Pavak. Motion passed 6-0

Motion Sievert, to recommend approval of the metes and bounds subdivision at 23465 St. Francis Blvd with conditions and findings of fact as recommended by staff. Second by Fairbanks. Motion passed 6-0

b. Ordinance Amendment to City Code Section 10-61-01 Dwelling, Single Unit Detached Roofing

Richmond reviewed the staff packet and addressed the intent of the updated code section. Building official is supportive of the design and amendment as requested.

Clarification was discussed that this will put the city in a place that is compliant with laws as they pertain to Manufactured Homes.

Public Hearing Opened 7:27pm

Public Hearing Closed 7:27pm

Motion by Pavak to recommend approval of the ordinance amendment. Second by Kelly. Motion passed 6-0

c. Sunram - Zoning Code Amendment; Interim Use Permit (IUP)

Richmond reviewed the staff packet regarding requested changes to parcel with a long-term goal of a business park and the short-term concept of agricultural tourism.

This item is broken down into two pieces.

1. Zoning amendment to allow Ag-tourism in the City and identify that the zoning district in which it would be allowed
2. If the intent of the PC is to allow Ag-tourism, review and make recommendations on the IUP permit for the property located south of 241st Ave and the east side of Hwy 47.

Currently the parcel is a mixture of active farmland with a portion of wetland on the west side. Ag-tourism is not in our current code. There are two business park areas so if Ag-tourism is allowed this would be allowed in either area. To create the IUP, the property would have expected standards as

identified in the packet. The IUP is proposed for use on roughly 30 acres and the remainder of the property would continue being utilized as agricultural.

The Commission was asked two questions

1. does the city benefit from Ag-Tourism in the Business Park zoning district?
2. if yes, do they want to permit the IUP?

Clarification was made that the property was recently re-guided and that this is the site for future business expansion and growth. The applicant will be leasing the agricultural piece back after they purchase the property. Business hours are outlined in the packet as what the code would require overall and what this business if granted the IUP would be operating at. Concerns from neighbors on this use but clarification that is property will be developed into a business park at some point. Plans for dust include treating the road if needed using a dust control product. This property would be paved when the business park is built.

Jerry Hertaus, applicant representative, this project is looking for partnership with the City to expand opportunities both local and regionally and grow the revenues for water and sewer along with the tax base. Agrees the highest and best use of the land is business. This short-term use of ag-tourism would be similar to Sievert or the site in Champlin. Feels it would increase traffic and awareness to the City.

Planning Commission further discussed fees for use and the business concept. Was the site going to allow grills or food and it was identified that possibly food trucks would be on-site. Concerns were made about the need for overflow parking and access. Ideas such as a farmer's market was discussed. Plans show two rows of offset trees and concerns were made that in the summer these trees help screen the use from the residential areas but suggested that some pine or other landscape features be brought in to mix that up and allow screening in the winter. Issues of noise were discussed and the project would be held to MPCA noise standards and have set hours of operation.

Public Hearing Opened 8:16pm

- An addendum to this item was added to the agenda. This addendum was a written comment.
- Mark Hammer, 4275 241st Ave NW, property is directly north of this property. Concerns about noise and traffic. Nobody wants this and would prefer to keep the peace and quiet.
- Paul and Barb Carey – 23956 St. Francis Blvd, property directly east of the site. They do not support this project. There are no turn lanes with 241st and anticipate a great deal of accidents. Also concerned about the issues of dust, sewer and water. That many people onsite without stable facilities and porta-potties get bad. Do not want to be down wind from that. Concerns about the number of people, the level of noise and does not want people wandering onto his property. The speed on Hwy 47 at that intersection point will make left turns very dangerous. Feels this is not a good spot and should be a use that is out in the country.
- Jerry Hertaus- applicant representative, there is a potential for 50 sites for businesses. That traffic would also apply to the intersection in question on Hwy 47. They do not anticipate it to be fully developed for some time and this is a temporary but good use.

Public Hearing Closed 8:25pm

Commission further discussed the issue of porta potties and the number of or remove of them when the site is not in use. Also is there a benefit to securing the site when not in use to prevent damage or trespassing that may encourage poor behavior.

Motion by Lauermann to table the request to the next Planning Commission meeting for the MnDOT response to traffic and safety on Hwy 47 and additional landscaping information. Second by Sievert. Motion passed 6-0

8. Planning Commission Discussion

It was brought forward that the Commission would like to see the meeting streamed live. Thunstrom discussed the new tool being used with Council meetings and staff is testing that system to see what the results are. Staff will try and get the system in place to begin live meetings starting in September.

9. Adjournment: Motion by Sievert, second by Fairbanks to adjourn. Motion carried 0-0. Meeting adjourned at 8:40pm.

Website Link to Packets and Minutes for the Planning Commission: <https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED: August 18, 2021