

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
May 19, 2021**

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

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

3. **Adopt Agenda:** Motion by Pavek, second by Sievert to approve the agenda. Motion carried 5-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Humann to approve the April 21, 2021 minutes. Motion carried 5-0.
5. **Public Comment:** None received
6. **Public Hearing:**

- a. Carpenters Landing: Preliminary and Final Plat
Richmond reviewed staff packet identifying proposed division is consistent with the Comprehensive Plan and Zoning. Anoka County reviewed the points of access for the new and existing structures making recommendations on ROW and driveways.

PC discussion included the extension of Drake Street and the future of the connections. It was identified that as this lot split does not require Drake to extent to 237th the if the lot to the east was to divide it would require the extension go through. The property that just built at the cul-de-sac of Drake was given access without a requirement to extend but placement of the house was set for the idea it would eventually connect.

Public Hearing Opened at 7:19 p.m.

Chris Cone at 6020 237th Ave requested information on the plan and if lots were going to be developed or sold.

Jethro Carpenter, applicant, identified that currently the existing home is a rental property and that he will be building a house for himself on the other lot.

Public Hearing Closed at 7:21 p.m.

Fairbanks moved to recommend approval of the preliminary plat to split the property at 1524 237th Ave NW into two lots with the conditions and findings of fact as recommended by Staff. Second by Sievert. Motion passed 5-0

- b. SFLC LLC (James Anderson) Interim Use Permit
Richmond reviewed the staff report and explained the general use of Interim Use Permits (IUP). It is recommended that this IUP expire after two years or when the property title is transferred, whichever is first. This property is guided for and Zoned B2 for commercial use. Property access is off of Cree Street. There are existing stormwater ponds that will remain untouched and must have a 25' buffer to prevent erosion.

Commission clarified the intent that the property will be used as farmland until it is purchased for development. Would like to ensure there are protections in place for those that will be leasing the land for the agricultural purpose. There is a concern for the wetlands and ensuring that those area are protected. Looking for clarification if there will be any storage of equipment.

Jim Anderson, applicant; Mr. Anderson clarified that the intent is to use farming as a means of taking care of the property. It will be used for normal types of crops to keep trees and growth under control. Any lease will include a provision to the user that the area may be sold and how it will be addressed being that the property is for sale. The ponds will be staked and there is not any planned storage of equipment on the site. The user will enter and exit the property with necessary equipment and will not leave it onsite.

Richmond identified that items such as protection of the stormwater ponds is outlined in the conditions of the IUP and that if those conditions are not met or maintained it will cause the IUP to be suspended or revoked.

It was noted by the Commission that this is a prime commercial lot and to make it attractive is important but question if farmland is the way to go.

Mr. Anderson identified that this is how he handled land in Otsego and has had very little interest in this property and that calls about development there are slow.

Public Hearing Open: 7:37 p.m. – no comments received/no property owners on Zoom
Public Hearing Closed 7:37 p.m.

Garner moved to recommend approval of the Interim Use Permit to allow an agricultural use on the property with conditions and finding of fact as recommended by Staff. Second by Humann. Motion passed 5-0

7. **Planning Commission Discussion** –none

8. **Adjournment:** Motion by Gardner, second by Fairbanks to adjourn. Motion carried 5-0.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED: June 16, 2021