



PLANNING COMMISSION

February 17, 2021 at 7:00 PM

Meeting will be held virtually on Zoom

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. 2021 Election of
 - a. Chair
 - b. Vice Chair
4. Adopt Agenda
5. Approve Minutes January 20, 2021
6. Public Comment
7. Public Hearings
 - a. Zoning Map
8. Discussion by Planning Commissioners
9. Adjournment

Website Link to Agenda and Packets: <https://www.stfrancismn.org/meetings>

There may be a quorum of St. Francis Council Members present at this meeting.

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
January 20, 2021**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:15 pm by Chairman Zutz virtually through Zoom.
2. **Roll Call:** Present were Todd Gardner, Greg Zutz, Colleen Sievert and Liz Fairbanks.
Absent: William Murray, Tara Kelly and Joe Kollodge

Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner
3. **Adopt Agenda:** Motion by Gardner, second by Fairbanks to approve the agenda.
Motion carried 4-0
4. **Approve Minutes:** Motion by Fairbanks, second by Gardner to approve the December 16, 2020 minutes with the correction to adjournment motion. Motion carried 4-0.
5. **Public Comment:** None received
6. **Public Hearing:**
 - a. Zoning Code Rewrite –
Richardson recapped the purpose of the zoning code updates, the implementation of the Comprehensive Plan, consolidation of updates needed and to reflect current trends. Key updates include the reorganization, consolidate districts, create use and dimension tables and Use Specific Standards. Also included the city design standards and procedural changes.

During the comment period, received one comment from the Public, no other change or challenges have come forward.

Public Hearing open at 7:19 p.m.

Darwin Gamm, 3220 241st Ave – had questions related to the effect Zoning changes will have on property taxes. Richmond identified taxes are not based on any zoning district information. Property owner requested clarification from a property going from Agricultural to Urban reserve. Richmond identified it was to reflect the current A3 district name change and includes the same uses.

Public Hearing closed at 7:27 p.m.

Commission requested information on the comment from the public. Richmond clarified it was more of a personal question related to the dimensions then a comment to code changes.

Gardner recommended approval to Council of the codes as presented. Fairbanks second. Motion passed 4-0

7. **Planning Commission Discussion** –

Commission discussed clarification regarding a letter that was sent to some residents in regards to snow removal and city streets.

Zutz brought forward the discussion of, “what draws people to St. Francis?”. If the City were to erase Pioneer days and school events, what is the draw that would bring someone to St. Francis. The City at that point is kind of lost. But items such as a farmer’s market, music in the park like Ramsey, dog park, activities such as field or pond hockey could be an attraction to help the city and businesses. The City has space, the city needs to bring people in. These types of items bring people in, people who may be entrepreneurs . Activities help with mental health as talked about with Covid. Activities show the city is intentional about promoting the city. This is a planning commission and these could be done if people commit.

8. **Adjournment:** Motion by Fairbanks, second by Sievert to adjourn. Motion carried 4-0. Meeting adjourned at 7:45 pm.

Website Link to Packets and Minutes for the Planning Commission:

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

Signed by: Kate Thunstrom

DATE APPROVED: February 17, 2021

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: February 10, 2021
SUBJECT: Zoning Map Public Hearing
MEETING DATE: February 17, 2021

Overview

Over the past 6 months, City Staff and HKGi have been working to update Chapters 10 (Zoning) and 11 (Subdivision) of the City Code. The 1st reading of the updated Zoning and Subdivision Chapters was approved by Council at the February 1, 2021 meeting. The 2nd reading is scheduled for February 16, 2021. These chapters revised existing and established new zoning districts for the City, in line with the 2040 Comprehensive Plan. The next step in this process is to adopt a new zoning map reflecting these district changes. The new draft zoning map is available for review on the City's website: <https://www.stfrancismn.org/commdev/page/2040-comprehensive-plan-and-code-update>.

Public Notice

In preparation for the public hearing on February 17th, letters were sent to over 600 property owners whose property is being rezoned to a new or different district. Each letter indicated the existing and proposed zoning districts for the property, and provided a link to the City website where the zoning code and zoning map are available for review. Since the letters were sent, Staff has received a number of questions and concerns from property owners. Staff anticipated these questions, and has been working with property owners on a case-by-case basis to inform them of the potential impacts of the zoning changes on their property.

Action

Staff recommends that the Planning Commission recommend approval of the proposed zoning map to the City Council.

Suggested Motion: "Move to recommend approval of the zoning map as presented by Staff to the City Council."

Proposed Zoning Map

Zoning Map

Legend

- City Parcels
- City Boundary
- City Boundary
- Seelye Brook
- Rum River
- Proposed Zoning
- A-1
- A-2
- UR
- SR
- R-1
- R-2
- R-3
- R-4
- R-5
- PUD

0 0.5 1 2 3 4 Miles

