CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
September 20, 2017

1. **Call to Order**: The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.

2. **Roll Call:** Present were Ray Steinke, Brittney Berndt, Todd Gardner, Joel Olson, Greg Zutz, Julie Morin and William Murray. Absent: none

   Others in attendance: Ben Gozola- Sambatek, Shane Nelson - Hakanson Anderson, Rich Skordahl – Council, Kate Thunstrom - staff

3. **Adopt Agenda:** Motion by Zutz, second by Olson, to approve the agenda. Motion carried 7-0.

4. **Approve Minutes:** Motion by Olson, second by Murray to approve the August 16, 2017 minutes. Motion carried 7-0.

5. **Public Comment:**

   Nothing received

6. **Public Hearing:**

   1. Conditional Use Permit, 4020 233rd Revisions to Kwik Trip Site Plan
      Gozola reviewed revisions for motor fuel station and site plan changes.
      Changers to the site are due to MNDOT requested accesses changes
      Landscape plan was updated, increased and improved from original plan
      Change in signage due to site offering a car wash verses a diesel station
      Updated parking

      Staff recommends approval with changes.

      7:05 Public Hearing Open
      Dean George, Kwik Trip, clarified changes was in attendance to answer any questions
      No additional comments received,
      7:06 Public Hearing Closed

      Olson, recommended the City Council to approve the requested conditional use permit based on the finding of fact listed on pages 12 & 13 of the report. Furthermore the approval shall include the conditions listed on pages 13 & 14 in the staff report as may have been amended here tonight.
      Berndt, 2nd
      No further discussion, motion passed 7-0

   2. Stormwater Ordinance Amendment, Chapter 10 Section 93
      Nelson reviewed changes to stormwater ordinance and how changes are needed to meet city MS4 requirements.
      Mandated requirements
      Updates to erosion and sediment control within the city.

      7:10 Public Hearing Open

Ray Jones, 23725 Nacre Street, St. Francis: discussed concern over stormwater fee that city collects. Identified out of state incidents in which he felt were related. Questions regarding the City process and procedures of these fees.

Skordahl, answered several questions and worked to clarify how the city got to the collection of fee's and the process in which the fees will assist the City in meeting MS4 requirements. Referred Mr. Jones back to the presentation that was at Council and the descriptions and policies identified within.

Nelson clarified that the ordinance amendment does not establish or modify the stormwater fees. They are separate issues.

No additional comments received
7:24 Public Hearing Closed

Olson moved to adopt Ordinance Amendments and move to Council
Murray 2nd
No further discussion, motion passed 7-0

7. **Regular Business Items:**
   October 4th, workshop, at Community Center, 6pm for Comp Plan

8. **Planning Commission Discussion**:
   Murry requested additional information regarding storm water fee, Skordahl addressed and clarified fee.

   Skordahl provided update that Fire Chief is reviewing the inquiry about the safety of the river and grants that may be available.

9. **Adjournment:** Motion by Zutz, second by Berndt to adjourn.

   Motion carried 7-0. Meeting adjourned at 7:37 pm.

DATE APPROVED: OCTOBER 18, 2017