

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
August 16, 2017
7:00 PM**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:01 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, Todd Gardner, Greg Zutz, Julie Morin and William Murray. Absent: Brittney Berndt, Joel Olson
3. **Adopt Agenda:** Motion by Zutz, second by Gardner to approve the August 16, 2017 agenda. Motion carried 5-0.
4. **Approve Minutes:** Motion by Gardner, second by Zutz to approve the May 17, 2017 minutes. Motion carried 5-0.
5. **Public Comment:** None
6. **Public Hearing:**

- a. **Interim Use Permit – Home Business Application 23340 Redwood Ct.**
Business is in operation, became aware of permit requirements to meet City code. Reviewed agenda packet. Site visit by City Planner verified the use was secondary in nature. Request building official to review for life/safety. Discussed risk including materials and chemicals to review level of hazards on site. None were identified.

Public Hearing – Open 7:09 PM,

- Brent Rau, Business Owner, 23340 Redwood Ct. Building permits were issued for the accessory structure and met code. More than over half of the building is used for personal use. Petition signed by neighbors in support of the business being there. No chemicals, noisy equipment are used, main purpose is storage.
- James Smith, 23394 Redwood Ct. No concerns identified regarding business, no problems identified in regards to sounds or traffic. Do not feel it affects the neighborhood. Mr. Rau communicates with the neighborhood.
- Leslie Sworsky, 23355 Redwood Ct. she is home during the day. Business does not create any concerns. No noise or traffic.

Public Hearing Closed 7:14 PM

Motion by Zutz to forward to Council with conditions as identified in the staff report on pages 9 and 10. Second by Murray. No discussion, Motion Carries 5-0

- b. **Conditional Use Permit – 4020 233rd Avenue Kwik Trip.** Site was a gas station and now has dilapidated buildings in place. Reviewed agenda packet. Clarified Lot Size is three parcels and size total is 1.44 acres. Plans and use are consistent with the Comprehensive Plan. Meets all conditional use requirements. Applying

for an administrative subdivision with staff. MNDOT notice received and has required driveway be moved west further from Hwy 47 intersection.

Public Hearing – Open 7:24 PM

- Dean George, Kwik Trip Representative. Relocating water main and creating necessary easements. MNDOT comments will affect parking spaces, will review with Planning and may use Proof of Parking. Looking to close and take ownership of the lot October 2017, potential construction 2018.

Public Hearing Closed 7:27 PM

Discussion:

- Zutz, question on lighting and direction to staff to ensure code conditions are met
- General comment from several, that it is nice to see something being done with that property

Motion by Zutz to forward to Council with conditions as identified in the staff report on pages 12 and 13. Second by Murray. No further discussion. Motion Carries 5-0

7. Regular Business Items:

- a. Acquisition of Real Property. City EDA is looking to purchase a property located at 3757 Bridge Street for redevelopment purposes. Acquiring the land will allow the City to assemble parcels to work towards the downtown as identified in the redevelopment planning and the potential for a Bridge Street extension to Hwy 47. As the City holds a Comprehensive Plan it must bring acquisition and disposition to the Planning Commission to identify it meets the City Comprehensive Plan.

Motion by Morin to recommend the City EDA move forward with the purchase of the property. Second by Zutz. No further discussion. Motion Carried 5-0

8. Planning Commission Discussion

1. Murray brought forward discussion in regards to debris in river under bridge. Short presentation by Don Hiller in regards to potential Heritage Foundation funding if site is approved by the DNR. Discussion of the removal of Rubble and debris left from old dam makes the current and waters unsafe. Funding would allow city to have the hazards removed and reduce accident risk. Councilman Skordahl offered to bring forward to August 21, 2017 Council as a report and request the Fire Chief to evaluate risk and the need for debris removal.

9. Adjournment: Motion by Steinke to adjourn. Meeting adjourned at 7:42 PM.

APPROVED: September 20, 2017