

Call to Order and Flag Pledge.

Commission Chair Vince Johnson called the meeting to order.

Roll Call.

Chair Vince Johnson and Commissioners Randy Dalheimer, Bob O'Brien, Steve Fowler were present as was City Council Liaison Scott Hoke, Assistant to the City Administrator Erin Stwora, Assistant City Planner Mike Elhard, and Planning Consultant Tina Goodroad of Bonestroo.

Approval of the Agenda.

Motion to approve the agenda by Fowler, seconded by Johnson, no additional discussion, All ayes.

Open Forum.

Johnson opened the open forum.

No one came forward.

Johnson closed the open forum.

City Council Update.

Hoke provided the update.

Consent Agenda.

- A. Approval of the April 2, 2009 Planning Commission Meeting Minutes.

Motion to approve minutes by Fowler, seconded by Johnson, no additional discussion, All ayes.

1. PUBLIC HEARING – USA INFLATABLES – KURT WRESCH

Elhard presented an overview of the Conditional Use Permit Amendment request to allow a business to rent, deliver, and store inflatable equipment operating in an I-1, Industrial district within a residential/agricultural area.

Chair Johnson opened the public hearing.

Louise Peterson, 12530 Fernbrook Lane, stated she is in favor of the Conditional Use Permit Amendment.

Dave, USA Inflatables, stated 4 trucks, trailers, and a rock wall are stored outside. Dave stated the hours of operation vary and garbage dumpsters have been arranged.

Fowler questioned what items are available for rental. Dave stated large inflatable moon walks and a climbing wall are available for rent. Dave stated the inflatables are stored inside the building.

O'Brien questioned if any items would be stored outside. Dave stated travel trailers and a rock wall are not able to fit inside the building. Stwora stated outdoor storage could be limited to a number of items. O'Brien stated outdoor storage should not be permitted and the hours of operation should not be extended. Stwora stated the business has been operational for several months and the hours are extended to accommodate late night deliveries and no customers visit the facility. O'Brien stated the area is surrounding by residential property. Stwora stated the property is zoned industrial. Stwora stated the owner did not mention outside storage when meeting with staff.

Dave mentioned the owner purchased the item after meeting with staff. Dave mentioned the climbing wall sits on a trailer. Stwora suggested storing the item on the side of the building to limit visibility. Johnson stated limiting the number items would not be prudent. O'Brien stated outdoor storage should not be permitted. Dalheimer questioned if outdoor storage is usually permitted. Stwora stated outdoor storage is permitted in the I-1 district if it is screened. Stwora stated staff was told by the owner nothing would be stored outside. Fowler questioned if the climbing wall could be stored next to the building. Dave stated the climbing wall could be stored next to the building. Johnson questioned if screening could be required. Stwora questioned if storage would be permitted on unimproved surfaces. Dalheimer questioned if the ground would be suitable for accessing the unit in the spring.

O'Brien stated outdoor storage may lead to additional items if more equipment is purchased. Dave stated the intent was to store equipment inside the building. Johnson questioned if the building is large enough to store everything. Dave stated the building is large enough to store all equipment. O'Brien stated outdoor storage should be screened and a plan should be presented to the Planning Commission.

Dahleimer stated outdoor storage should be limited to a number of items. Johnson stated outdoor storage should be permitted. Hoke questioned the length of the lease. Dave was not aware of the length of the lease but stated it serves their needs. O'Brien stated he prefers no outdoor storage or a screening plan indicating storage on a pervious surface. Stwora questioned what type of screening would be needed. Stwora stated the height of the fence would not limit visibility of the equipment.

Johnson stated the intent was for no outdoor storage but is supportive of the business. Stwora stated the business is currently operating in the facility. Fowler questioned if it is possible to store all equipment in the facility. Dave stated the trailers could be stored outside and all inventory could be stored inside.

Stwora stated the recommendation will be changed to not permit inventory to be stored outside only licensed vehicles related to the business.

Chair Johnson closed the public hearing.

Motion to approve by Fowler, seconded by Johnson, no additional discussion, All ayes.

2. PLANNING COMMISSION WORK SESSION REGARDING THE FOLLOWING ORDINANCES IN THE ZONING ORDINANCE UPDATE:

A.) RESIDENTIAL DISTRICT REQUIREMENTS

Goodroad presented an overview of the Residential District requirements.

Goodroad stated the intent is to consolidate the numerous districts not currently mapped.

Hoke questioned if 12,500 sq. ft. lots had been presented. Goodroad stated 12,500 sq. ft. lots had been discussed internally. Stwora stated the intent was to create a middle ground between the current R-1S and R-1 lots which vary between 6,000 sq. ft. and 15,000 sq. ft.

Goodroad stated the unsewered districts were created to accommodate existing lots and to accommodate the requirements of the Met Council.

Hoke stated a 12,500 sq. ft. is ideal for a PUD but feels a 15,000 sq. ft. lot would be his preference for the small lot size. Fowler agreed.

Fowler stated he favors language indicating a garage may not extend in front of the home.

B.) MANUFACTURED HOUSING REQUIREMENTS

Goodroad presented an overview of the Manufactured Housing District requirements.

C.) ZONING MAP REVISIONS

Goodroad presented an overview of the Zoning Map revisions and stated revisions would be on-going.

Notices and Announcements

- a) Future and Continued Planning Commission Agenda Items.
- b) Commissioner Updates
- c) Staff Notices and Announcements.
- d) The next Planning Commission meeting will be held on July 9, 2009.

Adjourn

Motion to adjourn was made by O'Brien, seconded by Fowler, no additional discussion.

Ayes: All.