

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

July 23, 2007

Present: Christine Bray, Holly Borrelli, Kevin Fernandez, Craig Johnston, and Dean Strehlau

Absent: Todd Berg, Gene House, Elizabeth Mursko and Glenn Larson

Staff Present: City Planner, Sherri Buss and City Clerk, Kim Points

1. **CALL TO ORDER**

Chair Fernandez called the meeting to order at 7:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

A MOTION was made by Commissioner Bray to approve the agenda as presented. Commissioner Johnston seconded the motion. MOTION carried unanimously.

4. **APPROVAL OF MINUTES, JUNE 18, 2007**

A MOTION was made by Commissioner Bray to approve the June 18, 2007 Minutes as presented. Commissioner Johnston seconded the motion. MOTION carried unanimously.

5. **NEW BUSINESS**

a. **Northern Natural Gas Variance Application, Sherri Buss** – Chair Fernandez opened the public hearing at 7:05 p.m.

Mr. Hal Wilsie, Northern Natural Gas, came forward and stated he is present this evening to get approval for a new town border station to be located at 11480 75th Street. The current station is rapidly reaching its capacity. He indicated he did supply the City's Building Inspector with the specifications for the building. The County has issued a permit for the road onto the property and a permit would be required from the Watershed District.

City Planner Buss stated Northern Natural Gas is asking for a conditional use permit and a variance. She stated the border station is an allowed use in the zoning district. The variance request is due to the front yard setback requirements. She noted City Engineer Hankee did review the application and has added conditions of approval.

Mr. Steve Schnoski, 7650 Hayward, came forward and inquired about the size of the building, lighting plan, security fence and the pump.

Mr. Mike Underwood, Project Manager, came forward and reviewed the size of the building noting there would be no lights as the building utilizes solar power to meter the equipment. He advised there are no pumps involved. The existing pipes will not be replaced with larger ones. That is a possibility in the future depending on demand.

Mr. Underwood continued explaining the distribution process noting Northern Natural Gas supplies Xcel Energy. He is not aware of Xcel's distribution system. Other sites in Stillwater were looked at but Northern Natural believes this is the best solution due to the current figuration. However, the plan does not meet the setback requirements because the building itself has to be very close to the pipes. The temporary road would be taken out right before the fence goes up. He indicated it is Northern's responsibility to fix any damage caused to the road. The intent is to provide the City with the aesthetics it desires in regard to fencing. Northern will be responsible for maintenance and painting the heater stack. Landscaping would be completed last and done at the proper planning season. Different colors are available for the metal roof but probably not the heater stack.

The Planning Commission expressed concern regarding growth in Stillwater causing this type of project within the City of Grant. They also noted concerns regarding the location of the building, the next stage of growth on the site and locating Stillwater utilities within the City of Grant.

Chair Fernandez closed the public hearing at 7:57 p.m.

A MOTION was made by Chair Fernandez to accept the Conditional Use Permit and approve the variance request based on the following conditions:

1. The City Engineer shall review the plans and all comments of the Engineer shall be addressed and made a part of the conditions of the CUP.

2. An access permit shall be obtained from Washington County prior to the issuance of a building permit.
3. A building permit shall be obtained from the City's Building Inspector.
4. Landscaping for the proposed project site shall be according to the Landscaping Plan and shall meet the requirements of the Ordinance.
5. Fencing shall be in accordance with the requirements of the Zoning Ordinance.
6. All requirements of the Lighting Ordinance shall be met. If outdoor lighting is proposed, a lighting plan must be submitted to the City for review and approval.
7. Periodic review of the CUP on an annual basis is permitted by the City to allow for review of compliance with the terms of the CUP.
8. That all fees are paid.

Commissioner Johnston seconded the motion and also added the following conditions of approval:

9. The applicant needs to provide the City with copies of approved Washington County Access and Drainage permits.
10. The applicant must also label the size of the proposed culvert on the plans.
11. The applicant needs to provide an easement over the proposed construction.

Chair Fernandez made a friendly amendment to include the Commissioner Johnston's conditions of approval and the following condition:

1. The applicant will provide on-going maintenance in terms of fencing, pipes, landscaping that will be reviewed and included as part of the City's annual CUP review.

Commissioner Johnston agreed to the friendly amendment. MOTION carried with Commissioner Borrelli and Bray voting nay.

6. Old Business

- a. **Bruggeman Subdivision, Sherri Buss** – Ms. Teresa Hagland, Representative for Paul Bruggeman, came forward and provided the background of the project noting the change in the proposal relating to the relocation of the lot line. She advised the reason for the application is to allow the building of a new home. She requested the Planning Commission recommend approval of the application to the City Council.

City Planner Buss noted the application was tabled at the June 18 Planning Commission meeting pending the submittal of additional information. The additional materials needed for reviewed in a letter from the Planning dated June 21, 2007. The applicant was directed to provide 1) a revised application with both property owners listed as applicants and 2) a wetland delineation report verified by the Washington Conservation District or Valley Branch Watershed District with their findings provided to the City. In addition to these materials, the City Engineer was to review the stormwater management plans especially regarding drainage from the property to the south. Finally, the applicant was to gain approval from the Washington County Department of Public Health and Environment on the proposed sewage treatment areas.

Mr. Karl Glander, 6727 Ideal Avenue, came forward and stated he owns property immediately to the south of the project site. He expressed concern regarding the roadway crossing a wetland. He stated the wetland does extend to his property and he does not believe a culvert will take care of that issue. Wetlands are protected and there are wetland mitigation rules that state Mr. Bruggeman has to avoid any wetland impacts is there is an alternative site

Mrs. Susan Glander, 6727 Ideal Avenue, came forward and expressed concern regarding the speed of the project. She stated Mr. Bruggeman did not talk to the neighbors before coming to the City. The Watershed District has indicated there is a wetland and he has not received an application. The Washington Conservation District has not yet received application materials either. She expressed concern regarding tree planting for aesthetics and noise issues, impacts on wildlife, DNR concerns and the maintaining of water and road quality.

The Planning Commission expressed concern regarding there being too many unanswered questions regarding this plan that should be answered before a recommendation is made and the irregular shaped lot within the plan.

A MOTION was made by Commissioner Bray to deny the revised application for subdivision based on 1) the wetland report; 2) irregular lot line; and 3) the accessory building staying in place for five years. Chair Fernandez seconded the motion.

Chair Fernandez referred to the City's ordinances noting there is no variance request. He stated the Commission needs to adhere to City ordinances. He also stated five years

for the accessory building is too long. He also referred to soil issues, confusion pertaining to the application and lack of clarity about what will happen to the parcels.

MOTION carried unanimously.

b. Quarterly Status Report, Sherri Buss – City Planner Buss referred to the quarterly status report provided by the Planner. She indicated she received good feedback regarding the Comprehensive Plan update. She noted the Planner does quite often tell people who inquire about potential development that their plan does not meet City ordinances but they do have the right to apply.

Chair Fernandez stated the Planning Commission is not here to make City policies, but to enforce the current City ordinances. The codification process will help make the ordinances more clear. He advised he believes Commissioner House is resigning. The Commission received feedback from Mayor Carr and that feedback was positive. He requested the Commission following proper and consistent procedure during meetings. He noted Commissioners are allowed five absences per year and asked that anyone who is going to miss a meeting let himself or the City Clerk know.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for August 20, 2007, 7:00 p.m.

8. ADJOURNMENT

A MOTION by Commissioner Johnston to adjourn the meeting at 9:05 p.m. Chair Fernandez seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk