

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

October 15, 2007

Present: Christine Bray, Glenn Larson, Kevin Fernandez, Craig Johnston, Jeff Huber and Dean Strehlau

Absent: Holly Borrelli and Elizabeth Mursko

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 by Commissioner Bray to approve the agenda, as presented. Commissioner Larson seconded the motion. Motion carried unanimously.

4. **APPROVAL OF MINUTES**

A MOTION by Commissioner Strehlau to approve the September 24, 2007 minutes, as presented. Commissioner Bray seconded the motion. MOTION carried unanimously.

5. **NEW BUSINESS**

- a. **Kramer Variance, Public Hearing, Sherri Buss** – (This application has been formally withdrawn)

City Planner Buss advised the City should keep an eye out for a pool being constructed on this property. She noted the City currently does not have penalties for residents not going through the proper procedure. Penalties for not going through the City procedure will be discussed at some point in the future.

6. **OLD BUSINESS**

- a. **Grogan Variance, Sherri Buss** – City Planner Buss reviewed the background regarding this request noting the Planning Commission discussed the request at

their meeting on September 24, 2007. Denise Grogan and the Applicant's septic system contractor were present to provide information and answer questions. Craig Leiser, Chair, Brown's Creek Watershed District Board, was also present and provided comments. The variance request was tabled at that meeting and requested additional information from the applicant.

Mr. Grogan, 9254 Manning Avenue N, provided the background regarding his request and explained the hardship noting the house was built in the late 1800's and the existing septic is at walk out grade. He indicated he would like to eliminate the existing tanks and put new tanks in.

Chair Fernandez closed the public hearing at 7:27 p.m.

A MOTION by Commissioner Larson to approve the variance request based on a hardship. Commissioner Huber seconded the motion.

Commissioner Johnston made a friendly amendment to the motion to include the following condition:

- 1) The applicant will need an erosion control permit from the Brown's Creek Watershed District.

Commissioner Larson and Commissioner Huber agreed to the amendment.

Chair Fernandez made a friendly amendment to the motion to include the following conditions:

- 1) The recommendations of Brown's Creek Watershed District shall be addressed. These include the following: timely maintenance of the septic system; implementing good erosion practices; and final stabilization with suitable native vegetation. The applicants shall work with Brown's Creek to meet these requirements, and obtain the erosion control permit if required by the District.
- 2) Any activities that disturb 5,000 square feet or 50 cubic yards of material would require an erosion control permit from the Brown's Creek Watershed District.
- 3) That all fees are paid.
- 4) The tanks are moved into a location that is best for that site.
- 5) The applicant meets all ISTS and County requirements.

Commissioner Larson and Commissioner Huber agreed to the amendment.

MOTION carried unanimously.

- b. PUD Definition Review, Sherri Buss** – Chair Fernandez advised the City Council has requested that the Planning Commission review the City’s PUD definition, particularly portions that created some questions in review of recent zoning applications. He referred to a memo from City Planner Buss outlining some options and recommendations regarding this issue.

City Planner Buss noted Mayor Carr brought up whether or not the definition of a PUD should include ownership. The City Attorney has indicated the City cannot make rules about ownership. The state makes those rules. The Planning Commission should focus on the desire to prohibit mixed use developments and desire to limit deviations from the City’s zoning code.

After much discussion, a MOTION was made by Commissioner Larson to accept the following definition of a PUD:

Planned Unit Developments:

All developments having two or more uses on a single parcel of land, including but not limited to townhouses, multi-use structures, recreational uses, mixed residential and commercial type developments, commercial type developments and industrial type developments, intended to allow substantial deviations from City ordinances.

Commissioner Johnston seconded the motion. MOTION carried unanimously.

The Planning Commission did consider whether or not a definition should be clarified for “substantial”, “buildings/structures” and “not limited to”.

7. UPDATE ON LIAISON APPOINTMENTS

Chair Fernandez advised there was no update regarding Valley Branch Watershed District and inquired about any other updates.

Commissioner Johnston referred to the Grogan variance issue and the Stohkrich issue and indicated the City Attorney is handling that zoning violation.

Chair Fernandez advised Todd Berg has resigned from the Planning Commissioner due to scheduling problems. The City is taking applications for the Commission through December 31, 2007.

8. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for November 19, 2007, 7:00 p.m.

9. ADJOURNMENT

A MOTION by Commissioner Johnston to adjourn the meeting at 8:25 p.m. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

APPROVED