

# PLANNING COMMISSION MEETING MINUTES

## CITY OF GRANT

April 21, 2008

**Present:** Glenn Larson, Craig Johnston, Jeff Huber, Wally Anderson, Bob Zink, and Dean Strehlau

**Absent:** Holly Borrelli

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

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

3. **OATH OF OFFICE, BOB ZINK AND WALLY ANDERSON**

The Oath of Office for the appointed Planning Commissioners was given to Mr. Wally Anderson and Mr. Bob Zink

4. **APPROVAL OF AGENDA**

The agenda was approved with the addition of Liaison Appointment to the Rice Creek Watershed District added under Old Business.

5. **APPROVAL OF MINUTES**

a. Minutes dated January 14, 2008

**Motion by Commissioner Johnston to approve the January 14, 2008 Minutes, as presented. Commissioner Huber seconded the motion. MOTION carried with Commissioner Anderson and Zink abstaining.**

6. **NEW BUSINESS**

a. **Election of Officers – MOTION by Commissioner Huber to nominate Glenn Larson Chair of the Planning Commission. Commissioner Strehlau seconded the motion. MOTION carried unanimously.**

**MOTION by Commissioner Strehlau to nominate Craig Johnston Vice Chair of the Planning Commission. Commissioner Zink seconded the motion. MOTION carried unanimously.**

**b. Flug Amended CUP Application, Public Hearing, Sherri Buss – City Planner**

Buss provided the background on Conditional Use Permits (CUP), conditions and use specified within the current ordinance and noted that a CUP runs with the property. She advised the applicants, Dan and Christine Flug, located at 8324 60<sup>th</sup> Street North have submitted an application for Amended Conditional Use Permit. The applicants are requesting an amended CUP to remove the private riding stable limitation included in the existing CUP, and to permit boarding of horses. Ordinance 2004-109 permits horse boarding and training in all districts except the General Business District. The ordinance permits issuing a CUP that allows boarding/training a number of horses higher than the number allowed by grazeable acre calculations if certain requirements are met. The applicant requests amending the CUP to allow 44 pasture horses and 20 non-pasture horses on 89 acres owned/leased by the applicant.

City Planner Buss referred to and outlined a report from the Washington Conservation District relating to grazeable acres. She advised she recommends that the existing CUP be revised to reflect current City Ordinances to permit the boarding and training of horses and delete references to a private riding stable. She reviewed the recommended conditions of approval for the amended CUP request.

Chair Larson opened the public hearing at 7:29 p.m.

Mr. Patrick Kelly, Attorney for Christine Flug, came forward and stated the Planner provided a good report. He distributed information outlining reasons why the amended CUP application should be approved noting he and his client will work with the outside agencies, the City of Grant and the City Planner on the recommended conditions of approval. He stated he believes the operation is good for the City and is a permitted use. He also submitted a petition with 84 signatures in support of the CUP request.

Ms. Christine Flug, 8324 60<sup>th</sup> Street, came forward and stated many members of the Planning Commission did come and walk the site. The grazeable acres were calculated by an aerial map done in 2005. She stated she now has an addition 5-7 acres of land now. The one per two relating to horses/acres was always based on how much land someone had. She advised the Watershed District has been to the site and has a plan for the site that will also be adhered to.

Ms. Joyce Welander, 83<sup>rd</sup> Street, came forward and stated the City of Grant has a rural atmosphere and the Comprehensive Plan preserves that lifestyle. The City has a lot of horses and horses are a big part of the rural lifestyle. There are several operations now in Grant that box stall horses.

A resident at 8989 50<sup>th</sup> Street N in Lake Elmo, came forward and stated she is a boarder and Ms. Flug's and is very happy there. She stated they all work together and it is a good establishment. She indicated she would like the Planning Commission to approve the CUP request. She also stated the show horses are kept inside and she keeps her horse in the paddock.

Mr. Steve Bohnen, 9224 60<sup>th</sup> Street, came forward and stated he believes Ms. Flug's is a nice addition to the neighborhood. He encouraged the Planning Commission to approve the CUP noting everyone around her property has no negative comments.

A resident on Inwood Court came forward and stated her concern is grazeable acres and the number of horses. The more horses there are the more need for room to graze. She stated she also believes this is good for the community but is concerned about additional traffic. Hedberg's has already increased the traffic in that area and quality of life is an issue and other neighbors are concerned also.

Mr. Roy Hahn, 6262 Inwood Court, came forward and stated he likes the horses but would like to have the semi-truck that is parked at the house removed.

A citizen at 4505 Ridgeview Drive came forward and stated he has been involved with the barn since its conception. He stated he does not have a horse there but does maintenance for Ms. Flug. He stated Ms. Flug would never harm the horses.

Ms. Terry Weiler, 10360 Jody Court, came forward and stated she boards her horse there. The place is very nice and clean and there is no traffic. There are no events held there except for vet day. She stated it is a great group of people and would hate to see it go but would like smoke detectors installed.

Chair Larson closed the public hearing at 7:50 p.m.

The Planning Commission requested clarification from the City Planner regarding grazeable acres, horses being boarded vs. the grazing horses, the number of horses on site now and MPCA requirements.

Chair Larson also inquired what the current CUP states.

Ms. Flug explained the one per two grazeable acres requirements noting there was confusion on the original document relating to an error on the number of acres and what the survey says. The correct number of acres is 88. The ordinance was changed in 2004 allowing more horses if all the criteria are met. She stated she does have horses with special needs that do not graze. The number of grazeable horses has always been at 44. She noted she should have applied to board horses and did apply for an amended CUP as soon as the letter went out relating to compliance.

Ms. Flug continued outlining the terms of the lease with Hedberg's and the amount of acreage. She stated it is renewed annually and she would be buying back the land eventually. She stated she also has an easement that is recorded with the County in the amount of 10 acres and she leases 40 acres from her sister that was renewed in 2007 for five years.

Commissioner Johnston stated the issue is the definition of grazeable acres and being fair to everyone in Grant.

City Planner Buss read the current City Ordinance noting the Washington Conservation District excluded wooded acres. The City Ordinance does not exclude wooded acres. The City Ordinance refers to “dry” area. There are now state rules regarding wetlands. The question is wetland is sometimes wet and sometimes dry depending on the time of year. Sometimes dry areas are included as wetland. She indicated a clarification needs to be made from the Washington Conservation District.

Chair Larson suggested the Council change the language within the current ordinance to be more clearly defined.

Ms. Flug stated when one goes through the list of CUP’s being reviewed, almost every one has the one per two equation minus one acre for the house due to the lack of technology.

Commissioner Strehlau noted when the current CUP was drafted in 2003 it was determined there were 89 acres of grazeable land.

Commissioner Zink stated there is now new information that seems to have changed the amount of grazeable acres. The City needs to know why that has changed.

Commissioner Huber noted he was on the site today with the MPCA. The MPCA did find issues and there is a process to resolve those issues. A letter will be mailed to Ms. Flug outlining that process and the time limit to resolve the issues. The process does specify that there are no expansion possibilities until all issues are resolved. He expressed concern regarding the City not adhering to the MPCA rules and requirements.

**MOTION by Commissioner Johnston to table the Flug Amended CUP application to the May Planning Commission meeting allowing additional time to obtain more information. Commissioner Huber seconded the motion. MOTION carried unanimously.**

**6. OLD BUSINESS**

Rice Creek Watershed Liaison – Commissioner Strehlau volunteered to be the Rice Creek Watershed Liaison for the Planning Commission.

**7. NEXT PLANNING COMMISSION MEETING**

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

**8. ADJOURNMENT**

**MOTION by Commissioner Johnston to adjourn the meeting at 8:50 p.m.  
Commissioner Strehlau seconded the motion. MOTION carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk

APPROVED