

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

May 19, 2008

Present: Glenn Larson, Craig Johnston, Jeff Huber, Wally Anderson, Bob Zink, and Holly Borrelli

Absent: Dean Strehlau

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

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES**

a. Minutes April 21, 2008

Typographical and spelling corrections were made to the draft minutes.

MOTION by Commissioner Huber to approve the April 21, 2008 Minutes, as amended. Commissioner Larson seconded the motion. MOTION carried with Commissioner Borrelli abstaining.

5. **NEW BUSINESS**

a. **Flug Amended CUP Application (public hearing closed), Sherri Buss** – City Planner Buss provided the background on the request noting the Planning Commission discussed the CUP request at its meeting on April 7, 2008. Several Grant residents also provided comments on the CUP request. She reviewed the key issues identified by the Planning Commission.

City Planner Buss advised per information provided by the Planner and Attorney, it appears the site has a total of 71 grazable acres. A staff person from the Minnesota Pollution Control Agency (MPCA) visited the site and will provide a memorandum

regarding conditions on the site, and the number of animals that could be allowed based on MPCA standards. This information is attached to the staff report, and indicates that 64 animals will be allowed on the site with an Interim Permit, and 67 animals may be allowed when the pollution problem identified on the site has been corrected.

City Planner Buss advised that the Washington Conservation District also included a memo describing actions that the applicant should take to manage manure and protect water quality and restore a buffer.

City Planner Buss stated the Planners recommend that a new CUP be approved for the site and reviewed the noted conditions of approval.

Chair Larson stated a clarification on the number of boarded horses is needed according to the current ordinance.

Commissioner Huber noted the MPCA has an interest relating to drainage as does the City has an interest relating to drainage on the site.

Ms. Christine Flug, Applicant, came forward and distributed copies of the City's Ordinance relating to grazable acres. She stated many dollars have been spent on defining grazable acres that really is not applicable to the current application. She stated she is not applying under the grazable acres portion of the ordinance. She stated she is meeting all current standards and would like the application approved. She stated she has an interim permit from the MPCA that allows her to continue to operate the business. She advised she would submit a manure management plan. She stated she would like to keep the current number of horses but is also trying to work cooperatively with the City.

Commissioner Johnston suggested allowing a maximum of 56 animals on the property based on the one per two grazable acres and 20 paddocked horses.

Ms. Nancy Levitz, 119th Street, came forward and clarified that the MPCA issues have not yet been resolved. She stated she owns two horses but Ms. Flug is held to higher standards because the horses are a business.

After much discussion, Chair Larson recommended denial of the request based on several concerns and issues that have not yet been resolved.

MOTION by Chair Larson to recommend denial of the CUP application to the City Council. Commissioner Huber seconded the motion. MOTION carried with Commissioner's Johnston and Borrelli voting nay.

This item will appear on the City Council agenda June 3, 2008, 7:00 p.m.

b. American Polywater CUP Application, Public Hearing, Sherri Buss –Planner Buss advised the applicant, American Polywater Corporation (APC), located at 11222 North 60th Street has submitted an application for an Amended Conditional Use Permit (CUP) for the property located at 11170 60 Street North. This property has an existing CUP under the name of Item Products, Inc. (IPI). The applicant owns the neighboring property to the east of IPI and operates a manufacturing facility at 11222 60th Street North. APC has a purchase agreement to acquire the 11170 60th Street property for the purpose of consolidating its business sites to one location. The existing CUP for IPI permits office and manufacturing uses. The applicant is requesting an amendment to the existing CUP to permit office, warehouse, and light assembly similar to the existing uses at APC. The IPI property consists of 2.5 acres and is located in the General Business District. Office, warehouse and light assembly uses are permitted in the General Business District with a CUP.

City Planner Buss provided an evaluation of the request and noted the recommended conditions of approval to be considered in the review of the Amended Conditional Use Permit.

Mr. Win Miller, Applicant, came forward and stated he has been in the City of Grant for 25 years. He provided the background of the business and product line. He indicated a Phase II Environmental Study is being done and will be forwarded to the Planner. He noted the septic would have to be upgraded and relocated.

Mr. Miller continued explaining what he is trying to do with the site and advised the purchase agreement is not yet complete and would be contingent upon the CUP. He referred to the State Fire Marshall requirements relating to hazardous materials and sprinkling requirements. He stated he does have a hazardous waste license and is in agreement with the conditions of approval outlined within the Planner's report.

Chair Larson opened the public hearing at 8:50 p.m. No one was present to speak.

Chair Larson closed the public hearing at 8:51 p.m.

MOTION by Chair Larson to recommend approval to the City Council based on the Planner's conditions and the additional condition that the City Council receive and approve the Phase II Environmental Study and that the CUP is contingent upon the purchase of the property. Commissioner Johnston seconded the motion. MOTION carried unanimously.

Ms. Laura Domagala, Attorney, came forward and stated she is present on behalf of Leslie and Brian Axdahl and Robb and Julie Jacobs. She provided an overview of the Axdahl/Jacobs subdivision concept proposal noting it would merge five separate but contiguous lots (two of which are currently non-conforming) located within one quarter section into three lots. The reason for the request is due to Washington County's Manning Avenue expansion project. She advised the proposal would be going through the City process and timing is an issue.

6. OLD BUSINESS

There was no old business to discuss.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for June 16, 2008, 7:00 p.m.

8. ADJOURNMENT

MOTION by Commissioner Johnston to adjourn the meeting at 9:20 p.m. Commissioner Huber seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

APPROVED