

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

September 15, 2008

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

Absent: None

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**

**Motion by Commissioner Zink to approve the agenda as presented.
Commissioner Johnston seconded the motion. MOTION carried unanimously.**

4. **APPROVAL OF MINUTES**

a. Minutes June 16, 2008

Chair Larson referred to page 5 and requested clarification be made to the Planner's report regarding the options outlined by the City Attorney.

MOTION by Commissioner Johnston to approve the June 16, 2008 Minutes, as amended. Chair Larson seconded the motion. MOTION carried unanimously.

5. **NEW BUSINESS**

a. **American Polywater Variance Request, Public Hearing, Sherri Buss - Mr. Win Miller, applicant, came forward and introduced himself.**

Chair Larson opened the public hearing at 7:10 p.m. No one was present to comment on the application.

Chair Larson closed the public hearing at 7:10 p.m.

City Planner Buss advised the applicant has submitted a request for a variance from wetland setback requirements for placement of a mound septic system for the property located at 11170 60th Street North owned by American Polywater Corp. The applicant previously applied for a Conditional Use Permit (CUP) for this property, which the City approved on June 3, 2008. A condition of the CUP was that the applicant receives a septic permit from Washington County. Upon application for the permit, it was determined that the only suitable requirement is 75 feet from the delineated wetland edge. The proposed system will vary from 40 to 50 feet from the wetland edge. The applicant is requesting a variance from wetland setbacks in order to install a septic system. This property is in the General Business (GB) District.

City Planner Buss reviewed the background of the request and stated the Planners find that the applicant has demonstrated a hardship caused by the unique circumstances of the property to support the granting of the request for variance. For these reasons and those identified in the findings, the Planners recommend approval of the variance from the 75-foot setback from an unclassified water body (wetland) requirement for the installation of a septic system, located within 40 feet from the wetland, based on the conditions attached in the staff report.

Mr. Miller came forward and stated he believes the Planner provided a good explanation of the request. He referred to a map noting the existing septic location. He stated the septic has not technically failed but it is in poor condition and prefers to replace it. He stated the soils there are not conducive for proper functioning. He also tried to get an easement from the neighbor for another location. The proposed location is the only suitable location. He noted he has agreed to put in larger tanks for a higher capacity. He explained the process for maintaining the tanks and drain field for proper upkeep and longevity of the system. He also commented on the drainage noting there is no outland for runoff allowing it to drain naturally. He pointed out the location of the drain fields for the old building and the number of employees as well as future plans for the site.

MOTION by Chair Larson to approve the variance requested based on conditions outlined in the staff report. Commissioner Huber seconded the motion. Motion carried unanimously.

6. OLD BUSINESS

City Planner Buss updated the Planning Commission on the Comprehensive Plan process noting comments have been received by neighboring communities. She recommended a public hearing be scheduled for a Council meeting and stated she would request that at the October Council meeting.

Chair Larson requested another copy of the Comprehensive Plan to ensure the revised plan is on the website.

City Planner Buss advised a new file would be sent for the City's website. She also noted a final draft would be sent after the revisions are made. She stated the Metropolitan Council is proposing a study be done for potential future sewer areas in Stillwater and Bay Townships. It appears the City of Grant would be included in the study. The questions will be how the maps are redrawn. She noted she would keep the City posted.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for October 20, 2008, 7:00 p.m.

8. ADJOURNMENT

MOTION by Commissioner Johnston to adjourn the meeting at 7:55 p.m. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk