

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

June 15, 2009

Present: Glenn Larson, Craig Johnston, Dean Strehlau, Wally Anderson, Bob Zink, and Tom Stangl

Absent: Kevin Fernandez, Craig Johnston

Staff Present: City Planner, Sherri Buss

1. **CALL TO ORDER**

Chair Larson called the meeting to order at 7:05 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

The Agenda was approved as presented.

4. **APPROVAL OF MINUTES**

Typographical and spelling corrections were made to the draft minutes.

MOTION by Commissioner Strehlau to approve the April 20, 2009 Minutes, as amended. Commissioner Zink seconded the motion. MOTION carried unanimously.

5. **NEW BUSINESS**

Ordinance Review, Shared Driveways and Shared Access - Planner Buss summarized the staff report and issues related to the need for an ordinance update. Members discussed recent land use applications that included shared access. Planning commission members agreed that the City should allow “shared access” but not “shared driveways” in the ordinance. They noted that in exceptional cases, a variance could be considered to allow a shared driveway if this was the only option available to allow development of a lot that met all other city requirements.

MOTION by Chair Larson to change the proposed working of section 745.06 from “permitted between two parcels” to “permitted for two contiguous parcels”. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

MOTION by Commissioner Zink to recommend the ordinance as amended. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

MOTION by Chair Larson to direct staff to include a provision in the subdivision application that would require applicants to indicate how shared access would be

maintained, such as through a developer's agreement. Commissioner Zink seconded the motion. MOTION carried unanimously.

Ordinance Review, Double Frontage Lots - Planner Buss summarized the staff report and issues related to double frontage lots. Members discussed at length the City's preference for regularly-shaped lots, access requirements, and need for a clear, simple ordinance on this issues.

Members recommended that the criteria for determining the "frontage" of the lot be simplified to two criteria: 1) The property owner must designate the "frontage" of the lot, and 2) the driveway access for the lot must be at the frontage. The frontage must meet the minimum 300 feet requirement and other requirements of the City's ordinance.

Members recommended that if these requirements are adopted in the ordinance, there is no need for the new sections identified in the staff memo that describe when double frontage lots are allowed. This will simplify the ordinance and be clearer than the current ordinance.

Members directed staff to revise the memo as recommended in the discussion, and to bring the revised memo back to the July meeting for approval

6. OLD BUSINESS

There was no old business to discuss.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for July 20, 2009, 7:00 p.m.

8. ADJOURNMENT

MOTION by Chair Larson to adjourn the meeting at 8:20 p.m. Commissioner Anderson seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

Approved