

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

September 21, 2009

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

Absent: None

Staff Present: City Planner, Sherri Buss; City Planner, Angela Torres; 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 Strehlau seconded the motion. MOTION carried unanimously.

4. **APPROVAL OF MINUTES**

Typographical and spelling corrections were made to the draft minutes.

MOTION by Chair Larson to approve the August 17, 2009 Minutes, as amended. Commissioner Johnston seconded the motion. MOTION carried with unanimously.

5. **NEW BUSINESS**

Public Hearing, Adopt New City Code - Chair Larson advised the ordinance codification project has been completed and the Council needs to formally adopt the new code.

Chair Larson opened the public hearing at 7:05 p.m. No one was present to speak. Chair Larson closed the public hearing at 7:06 pm.

MOTION by Commissioner Johnston to recommend approval of the new City Code to the City Council Commissioner Strehlau seconded the motion. MOTION carried unanimously.

Public Hearing, Shared Driveways and Shared Access Ordinance Revision – A draft ordinance was provided based on previous discussion by the Planning Commission.

Chair Larson opened the public hearing at 7:07 pm. No one was present to speak. Chair Larson closed the public hearing at 8:08 p.m.

MOTION by Commissioner Zink to recommend approval of the revised Shared Driveways and Shared Access Ordinance to the City Council. Chair Larson seconded the motion. MOTION carried unanimously.

Public Hearing, Double Frontage Lots Ordinance Revision – A draft ordinance was provided based on previous discussion by the Planning Commission.

Chair Larson opened the public hearing at 7:09 p.m. No one was present to speak. Chair Larson closed the public hearing at 7:10 p.m.

MOTION by Commissioner Anderson to recommend approval of the revised Double Frontage Lots Ordinance. Commissioner Zink seconded the motion. MOTION carried unanimously.

Public Hearing, PUD Ordinance Revision – A draft ordinance was provided based on previous discussion by the Planning Commission.

Chair Larson opened the public hearing at 7:11 p.m. No one was present to speak. Chair Larson closed the public hearing at 7:12 p.m.

MOTION by Commissioner Fernandez to recommend approval of the revised PUD Ordinance to the City Council. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

6. OLD BUSINESS

Ordinance Review, Section 602: Minimum Requirements – City Planner Buss advised the table provided is a clarification of the existing ordinances and ordinance amendment. Changes to the organization of the ordinance were made in an effort to provide clarification of the City's minimum requirements. The Council reviewed the changes to the table and had a few comments.

City Planner Buss reviewed the Council comments related to Minimum Frontage, Minimum Setbacks, Additional Standards and Density Requirements. She requested the Planning Commission consider the Council's comments and schedule a public hearing for the draft ordinance at the October meeting.

The Planning Commission referred to the Maximum Density and suggested the table have a disclaimer that refers to the actual ordinance for clarification.

Chair Larson referred to the requirement relating to sloping or erodible building sites and suggested it be removed completely as well as the fourth requirement that refers to it.

City Planner Buss stated that requirement may need to be included due to watershed requirements and or engineering issues. She advised she would obtain input from the City Engineer and Watershed Districts.

MOTION by Chair Larson to direct the City Planner to obtain input from the City Engineer and Watershed Districts relating to that requirement. Commissioner Anderson seconded the motion. MOTION carried with Commissioner Zink voting nay.

MOTION by Commissioner Anderson to move forward with the revised ordinance and schedule a public hearing at the October Planning Commission meeting. Chair Larson seconded the motion. MOTION carried unanimously.

Ordinance Review, Wind Energy Systems – City Planner Buss advised at the Council meeting on September 1, 2009, the Council meeting reviewed the proposed Wind Energy Conversion System Ordinance. The Planning Commission had requested guidance from the Council. She summarized the discussion by the Council noting the Council does support restricting WECS to parcels of 10 acres in size or larger. The Council agreed that on system per parcel would be allowed and also requested that the Planning Commission consider limiting the height of the systems to 35 feet, as is currently permitted by the City's ordinance. She noted the Council recommendation regarding boundaries, adjacent homes, public roads and the removal of the systems.

City Planner Buss advised the draft ordinance has been revised based on input from the Council. The Planning Commission should review the changes discussed by the Council, review the draft ordinance and consider holding a public hearing at the October Planning Commission meeting.

Mr. Paul Hoff, 8047 80th Street, came forward and stated he expressed his opinion regarding height restrictions at the Council meeting. He indicated at that time he would provide more information and did send that out to the Planning Commission Members. He reviewed the information that he provided noting those he talked to indicated a 60 foot system would not be efficient. He stated he can envision areas within Grant that these towers would be appropriate and not necessarily visible by neighbors.

After much discussion, it was the consensus of the Planning Commission that there should not be any requirements relating to acreage if a property owner meets the setbacks. The majority of the Planning Commission indicated they would consider a height restriction of 80-100 feet.

City Planner Buss noted the City can seek public opinion on the height issues, setbacks, etc. She noted there will also be a public hearing for a property owner to install a system because a CUP would be required.

City Planner Buss suggested drafting an ordinance for the purpose of scheduling a public hearing to obtain public input.

MOTION by Chair Larson to draft an ordinance to allow 50 foot WECS, with a 400 foot setback from other structures and roadways, a setback of twice the height of the structure from the property line and no restrictions on acreage, for the purpose of scheduling a public hearing at the October meeting. Commissioner Johnston seconded the motion. MOTION carried with Commissioner Anderson voting nay.

Chair Larson suggested conditions #13, #7 and #14 be eliminated from the ordinance.

The Planning Commission determined a legal opinion relating to the elimination of conditions #7 and #14.

MOTION by Chair Larson to direct the City Planner to revise the draft ordinance to change the height restriction to 50 feet, eliminate conditions #7 and #1, revise

condition #5 to state the setback is twice the height of the structure and revise condition #6 to reflect a 400 feet setback from the roadway. Commissioner Johnston seconded the motion. MOTION carried with Commissioner Anderson voting nay.

Ordinance Review, Grazable Acres – City Planner Buss advised the Council reviewed the proposed revisions to the grazable acres definition and process at their September meeting. She reviewed the Council's comments and recommendations relating to the definition of grazable acres and the process to determine grazable acres. She requested the Planning Commission review the Council's revisions that are included in the draft ordinance and consider if the draft ordinance is ready for a public hearing at the October Planning meeting.

Mr. Loren Sederstrom, 9330 107th Street, stated he was present at the Council meeting and they indicated they did not want a policing system. The standard of 1 horse per 2 grazable acres has already been set and the City reacts when there is a problem. Changes may not be necessary. He noted there is also responsibility of the horse owners to take care of them properly.

Mr. Steve Bohnen, 9224 60th Street, came forward and cautioned the Commission from excluding wooded areas from grazable acres. He stated that may result in property owners cutting trees to obtain more grazable acres. He also stated that the classification of wetlands that is to be excluded from grazable acres is the only thing that is not clear in the existing ordinance.

After much discussion the Planning Commission determined that the term "forests" should be eliminated from the ordinance and the experts should determine if acreage is grazable or not. The Planning Commission requested information from the WCD relating to grazable acres and what that does include.

The Planning Commission indicated verbiage relating to the MLCCS and their data should be included in the ordinance because it is objective. The terms urban and woodlands should be stricken from the ordinance as well as ungrazable forests and woodlands.

MOTION by Chair Larson to direct the City Planner to draft a revised ordinance, as amended and schedule a public hearing for the October meeting. Commissioner Johnston seconded the motion. MOTION carried unanimously.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for Monday, September 21, 2009, 7:00 p.m.

8. ADJOURNMENT

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

Respectfully submitted,

Kim Points
City Clerk

DRAFT