

# PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

**January 19, 2010**

**Present:** Glenn Larson, Wally Anderson, Bob Zink, Dean Strehlau and Kevin Fernandez

**Absent:** Tom Stangl and Craig Johnston

**Staff Present:** 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 Commissioner Strehlau to approved the December 21, 2009 Minutes, as amended. Commissioner Anderson seconded the motion. MOTION carried with Commissioner Fernandez abstaining.**

5. **NEW BUSINESS**

**Hilton's Whitetail Ridge 2<sup>nd</sup> Addition, Minor Subdivision Application, Public Hearing** – City Planner Torres provided the background and provided a summary of the application. She reviewed the noted conditions and recommended approval based on those conditions.

Chair Larson opened the public hearing at 7:05 p.m.

Mr. Tim Freeman, Representative for the Applicant, came forward and provided the background of the plat noting he had also worked on it in 1996. He referred to the map pointing out the new lot and indicated it was always the intent to subdivide one lot, and was also part of the developer's agreement. He stated he is agreeable to all conditions and the final plat is already complete and adheres to all the requirements.

Mr. Barry Lindall, 8700 Jeffrey, came forward and clarified the lot requirements within the City of Grant.

Chair Larson closed the public hearing at 7:14 p.m.

Commissioner Zink inquired about the irregular lot noting there are several within the City.

Mr. Freeman stated the lot lines have to do with the drainage and all lot lines were completed in 1996. There have been no changes.

**MOTION by Commissioner Fernandez to recommend approval of Hilton's Whitetail Ridge 2<sup>nd</sup> Addition Minor Subdivision, as presented. Chair Larson seconded the motion. MOTION carried unanimously.**

**Rustad Minor Subdivision Application, Public Hearing** – City Planner Torres reviewed the background and provided a summary of the application. She reviewed the listed conditions and recommended approval.

Chair Larson opened the public hearing at 7:22 p.m.

Mr. Tim Freeman, Representative for the applicant, came forward and reviewed the plan noting the lot size would now meet the City ordinance although the lot is still non-conforming. He advised no new lot is being created but is more of a rearrangement of the lots lines. He stated he has reviewed all the conditions and is agreeable to them.

Chair Larson closed the public hearing at 7:27 p.m.

**MOTION by Stehlau to recommend approval of Rustad Minor Subdivision Application, as presented. Commissioner Zink seconded the motion. MOTION carried unanimously.**

**.R-Two Grant, CUP Amendment Application, Public Hearing** – City Planner Torres provided the background and summary of the application. She did review the requested uses and recommended approval based on the conditions outlined.

Chair Larson opened the public hearing at 7:40 p.m.

Mr. Steve Sint, 10925 62<sup>nd</sup> Street, came forward and expressed concern regarding the intersection. He stated that intersection is already considered unsafe. The increase in size, storage and operation hours will increase traffic. He asked that all those things be considered.

Mr. Randy Greely, 10955 62<sup>nd</sup> Street, came forward and asked for details from the applicant on the number of trips per day, building additions, storage and what exactly they plan on doing there.

Mr. Jerry Farrel, 10958 62<sup>nd</sup> Street, came forward and stated the repairing and storing of trucks on that site is his concern and asked for more information.

Mr. Dave Rustad, owner of property, came forward and stated there is currently a storage facility there. He provided the background on the site and stated there are no plans of adding on to the 10 units that are in place.

Mr. Tom Schifsky came forward and stated the plan is for him to purchase the property. He indicated his business lost storage space at another site and is in need of storing some equipment. Most of his maintenance needs are taken care of at another site. There will be truck traffic out in the morning and a couple of trips during the day as well as trucks returning at night. He indicated the site will be more of a staging area and provided an overview of his operation. He addressed all questions regarding traffic, repairs and storage on the site as well as hours of operation noting there would be no hazardous materials stored on site.

Chair Larson closed the public hearing at 8:14 p.m.

City Planner Torres reviewed the City's Noise Ordinance that specifically discusses construction equipment noting the hours of operation should adhere to the ordinance.

The Planning Commission discussed and requested detailed information regarding screening, operation, storage, amount of storage, noise and the amount of increased traffic that may be created. The application answered questions on those issues.

City Planner Torres also suggested a condition of approval be added relating to loading and unloading as well as construction materials that would be allowed on the site noting stockpiling would not be permitted.

After much discussion, the Planning Commission determined conditions relating to violations of the conditions, amount of materials allowed for exterior storage and non-hazardous materials, placement of exterior storage and lighting requirements would be included in the recommendation for approval.

**MOTION by Commissioner Strehlau to recommend approval of the R-Two Grant Amended CUP, based on the conditions outlined. Commissioner Anderson seconded the motion. MOTION carried unanimously.**

**Advance Storage, CUP Amendment Application, Public Hearing** – City Planner Torres provided the background and summary of the application. She recommended approval based on the outlined conditions.

Chair Larson opened the public hearing at 8:26 p.m.

Mr. Dave Rustad, applicant, came forward and outlined his request and provided an overview of the business. He explained the type, number and location of the vehicles proposed to be stored outside. He outlined the plan for additional fencing and a slide gate. He also clarified and answered questions on the portable storage units on the property and current zoning district boundaries.

Chair Larson closed the public hearing at 8:43 p.m.

After much discussion, the Planning Commission agreed conditions should be added relating to the delineation of the zoning district and no storage outside of that district, lighting requirements and violation of the terms resulting in revocation of the permit.

**Motion by Chair Larson to recommend approval of Advance Storage CUP Amendment, based on the outlined conditions. Commissioner Strehlau seconded the motion. MOTION carried unanimously.**

**6. OLD BUSINESS**

**Wind Energy Systems Draft Ordinance, Public Hearing (to be tabled)**

Mr. Paul Hoff came forward and stated he would like to comment on the Wide Energy Systems draft ordinance when the time comes.

**MOTION by Commissioner Zink to table the Wind Energy Systems Draft Ordinance public hearing. Commissioner Strehlau seconded the motion. MOTION carried unanimously.**

7. **NEXT PLANNING COMMISSION MEETING**

The next Planning Commission Meeting is scheduled for Tuesday, February 16, 2010, 7:00 p.m.

8. **ADJOURNMENT**

**MOTION by Commissioner Strehlau to adjourn the meeting at 9:10 p.m. Chair Larson seconded the motion. MOTION carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk

APPROVED