

# PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

June 21, 2010

**Present:** Glenn Larson, Wally Anderson, Bob Zink, Tom Stangl, Bob Tufty and Kevin Fernandez

**Absent:** Dean Strehlau

**Staff Present:** City Planner, Jennifer Haskamp

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. OATH OF OFFICE, ROBERT TUFTY

Mr. Robert Tufty, appointed at the June 1, 2010 City Council Meeting, read and signed the Oath of Office for the Planning Commission of the City of Grant.

4. APPROVAL OF AGENDA

**MOTION by Commissioner Zink to approve the agenda, noting Wind Energy is tabled. Commissioner Fernandez seconded the motion. MOTION carried unanimously.**

5. APPROVAL OF MINUTES

Typographical and spelling corrections were made to the draft minutes.

**MOTION by Commissioner Zink to approved the January 19 and May 4, 2010 Minutes, as amended. Commissioner Anderson seconded the motion. MOTION carried with Commissioner Tufty abstaining.**

6. NEW BUSINESS

**Election of Chair – MOTION by Commissioner Zink to nominate Glenn Larson for Chair of the Planning Commission. Commissioner Fernandez seconded the motion. MOTION carried unanimously.**

**Election of Vice-Chair – MOTION by Commissioner Fernandez to nominate Bob Zink for Vice-Chair of the Planning Commission. Chair Larson seconded the motion. MOTION carried unanimously.**

**Annual Appointments** – The following appointments of the Planning Commission were made:

Oak Wilt – Kevin Fernandez  
Weed Inspector – Tom Stangl  
Browns Creek Watershed District Representative – Wally Anderson  
Valley Branch Watershed District Representative – Bob Zink  
Rice Creek Watershed District Representative – Bob Tufty  
Carnelian-Marine Watershed District Representative – Bob Tufty

**Review Draft of PC Ordinance for City Council** – City Planner Haskamp provided the background of this item noting Council Members were generally comfortable with the proposed revisions to the ordinance but are interested in the perspectives of the Planning Commission. The purpose for updating the ordinance is to provide a clear directive to the Planning Commission with respect to duties and responsibilities, and also establish the means to accomplish an effective and productive, planning commission within the City.

City Planner Haskamp reviewed the proposed changes to the ordinance and asked for comments or recommendations from the Planning Commission. She noted a public hearing will be held at the July City Council meeting.

Through discussion, the Planning Commission determined a recommendation would be made for the following revisions to the draft ordinance that was presented:

- 1) The Planning Commission shall consist of “five or seven members”.
- 2) The reference to emergency application will include adding a statement regarding “A super majority of the Council will declare an application an emergency”.

**MOTION by Commissioner Zink to recommend approval of the draft ordinance, based on the outlined revisions. Commissioner Tufty seconded the motion. MOTION carried unanimously.**

**Interim Use Permit Review** – City Planner Haskamp reviewed the background of this item advising the Council has directed staff to move forward and introduce an Interim Use Permit (IUP) to the Planning Commission, establish a plan for creating an IUP ordinance, and draft the ordinance.

City Planner Haskamp stated that, generally, a Conditional Use Permit (CUP) runs with the land and is not specific to the property owner or use. By introducing an IUP, the City would have the ability to control a specific use based on an owner or time period.

City Planner Haskamp advised the purpose of an IUP is to provide an additional tool to the City that may, in some cases, provide a more streamlined and faster approach than a full CUP process. The IUP will also allow the City to allow specific uses based on a specific time frame or user.

She outlined the information provided in the packets and asked for comment and feedback to move forward in drafting an ordinance for review.

The Planning Commission had a lot of discussion as to whether or not an IUP is even necessary for the City of Grant. There was also conversation as to the value of an IUP as opposed to a CUP. Through the discussion, the following comments were noted and more information was requested:

- 1) Defining short term use
- 2) Less criteria for an IUP may make IUP's easier to obtain than a CUP
- 3) Enforcement when an IUP expires
- 4) Less differences between an IUP and CUP would be more beneficial
- 5) Changing current language in CUP ordinance
- 6) Time frame limit for an IUP
- 7) City to evaluate the permits
- 8) Emphasis on temporary

City Planner Haskamp advised she would gather more information on a possible IUP process within the City and bring forward to the Planning Commission to review at a future meeting.

## **7. OLD BUSINESS**

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

Chair Larson stated the public hearing was not properly announced and it would be published for the next Planning Commission meeting.

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

The Planning Commission did indicate they may want to revisit the height restriction of 35 feet within the proposed draft ordinance.

**Nuisance/Noise Ordinance Revision** – City Planner Haskamp reviewed the background and memo outlined from the City Attorney regarding this issue. The City Attorney has provided direction for the revision noting the overall goal is to make sure the language in the ordinance is enforceable and allows law enforcement to audibly discern noise violations.

City Planner Haskamp recommended the City add a definition of “noise” to the ordinance. She read the proposal for that definition noting it does not preclude the noise section within the current ordinance.

It was the consensus of the Planning Commission to add the proposed definition but keep the section regarding decibels that is currently within the ordinance.

City Planner Haskamp advised she would draft an ordinance based on the recommendations and bring it forward at the next Planning Commission meeting.

**8. NEXT PLANNING COMMISSION MEETING**

The next Planning Commission Meeting is scheduled for Monday, July 19, 2010, 7:00 p.m.

**9. ADJOURNMENT**

**MOTION by Commissioner Anderson to adjourn the meeting at 9:14 p.m. Chair Zink seconded the motion. MOTION carried unanimously.**

Respectfully submitted,

Kim Points  
City Clerk