

PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

July 19, 2010

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

Absent: Kevin Fernandez

Staff Present: City Planner, Jennifer Haskamp; City Clerk, Kim Points

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

MOTION by Chair Larson to approve the agenda as presented. Commissioner Zink seconded the motion. MOTION carried unanimously.

4. APPROVAL OF MINUTES

Typographical and spelling corrections were made to the draft minutes.

MOTION by Commissioner Anderson to approve the June 21, 2010 Minutes, as amended. Commissioner Strehlau seconded the motion. MOTION carried with unanimously.

5. NEW BUSINESS

Axdahl/Jacob's Variance Request, Public Hearing, Jennifer Haskamp – City Planner Haskamp provided the background for the application advising it is a variance request from the City's street design standards for the radius of a curve for a proposed roadway on the property.

City Planner Haskamp recommended approval of the variance request based on the five conditions outlined in the staff report. She also reviewed the preliminary plat that was previously submitted to and approved by the City.

Chair Larson opened the public hearing at 7:12 p.m.

Ms. Joyce Welander, 83rd Street, came forward and asked why the cul-de-sac is necessary as there is a road there.

Ms. Michelle Lemanski, 7340 Manning Avenue, came forward and confirmed that the driveway will be vacated and inquired about the cul-de-sac accommodating commercial traffic.

City Planner Haskamp stated the roadway has been reviewed and the commercial traffic issue was addressed. She stated she believes it was designed to handle semi-truck traffic but would confirm that with the City Engineer.

Mr. Joe Lemanski, Manning Avenue, came forward and asked if there are any other 20 mile per hour curves within the City of Grant that he could drive on to ensure it can accommodate commercial traffic.

Chair Larson closed the public hearing at 7:20 pm.

Through discussion, the Planning Commission suggested two conditions be added, relating to verification of accommodation of commercial traffic and posting speed limit signs on the curve, one in each direction of the roadway.

MOTION by Chair Larson Johnston to recommend approval of the variance request, based on the five outlined conditions and two additional conditions. Commissioner Anderson seconded the motion. MOTION carried unanimously.

6. OLD BUSINESS

Wind Energy Systems Draft Ordinance, Public Hearing, Jennifer Haskamp – City Planner Haskamp provided the background and asked the Planning Commission review the draft ordinance, take public comment and made a recommendation to the City Council.

Chair Larson opened the public hearing at 7:30 p.m.

Mr. Loren Sederstrom, 9330 107th Street, came forward and stated a maximum height of 35 feet is eliminating the possibility of anyone within the City of Grant having a wind energy system.

Mr. Scott Fogelson, 9850 103rd Street, came forward and stated the draft ordinance effectively bans wind energy systems in Grant and does not make any sense.

Mr. Larry Lanoux, resident, came forward and stated the average height is a minimum of 80 feet and 35 feet is too restrictive.

Chair Larson closed the public hearing at 7:35 p.m.

Chair Larson noted that during previous discussions on this issue, the Planning Commission is not questioning if 35 feet is viable. The question is whether or not the City of Grant wants wind energy systems. He stated that a maximum height of 35 feet is basically banning them.

Commissioner Tufty stated that voting for something that is taller than the current ordinance allows does not make sense now as technology changes very quickly.

MOTION by Commissioner Zink to recommend approval of the draft ordinance with the exception of revising the maximum height from 35 feet to 100 feet. Commissioner Stangl seconded the motion. MOTION carried with Commissioner Tufty voting nay.

MOTION by Commissioner Strehlau to revise the setback requirements to state setbacks from property lines are 1 ½ times the height of the tower and three (3) times the height of the tower from occupied structures on adjacent properties. MOTION carried with Chair Larson voting nay.

MOTION by Commissioner Zink to recommend approval of the draft ordinance to the City Council with revisions to the maximum height requirements and setback requirements, as noted. Commissioner Stangl seconded the motion. MOTION carried with Chair Larson and Commissioner Tufty voting nay.

Nuisance/Noise Ordinance Revision, Public Hearing, Jennifer Haskamp – City Planner Haskamp provided the background on this issue and reviewed the draft ordinance.

Chair Larson opened the public hearing at 8:10 p.m.

Mr. Steve Bohnen, 9224 60th Street, came forward and asked for clarification regarding the term “continuous” within the draft ordinance.

Mr. Larry Lanoux, Keswick Avenue, came forward and asked if someone would have to sign something or if it has to be a written complaint.

Ms. Joyce Welander, 83rd Street, came forward and asked if the ordinance applies to shooting firearms.

Chair Larson Closed the public hearing at 8:17 p.m.

Chair Larson suggested item 3, be revised to read “Any use shall be so operated as to prevent the emission of noise of such volume or duration . . .”.

MOTION by Chair Larson to recommend approval of the draft ordinance to the City Council, as amended. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

7. NEXT PLANNING COMMISSION MEETING

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

Chair Larson advised he is unable to attend the August meeting.

8. ADJOURNMENT

MOTION by Chair Larson to adjourn the meeting at 8:25 p.m. Commissioner Strehlau seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

APPROVED