

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

September 19, 2011

Present: Glenn Larson, Tom Stangl, Terry Derosier, Loren Sederstrom, and Mark Wojcik

Absent: Becky Siekmeier and Bob Tufty

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

1. **CALL TO ORDER**

Chair Larson called the meeting to order at 7:03 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

MOTION by Commissioner Wojcik to table Item 6B, School District CUP Process Questions/Discussion, until all Commissioners are present. Commissioner Sederstrom seconded the motion. Motion carried unanimously.

MOTION by Chair Larson to approve the agenda as amended. Commissioner Derosier seconded the motion. MOTION carried unanimously.

4. **APPROVAL OF JUNE 20, 2011, MEETING MINUTES**

MOTION made by Commissioner Derosier to approve the June 20, 2011 minutes, as presented. Chair Larson seconded the motion. MOTION carried unanimously.

5. **NEW BUSINESS**

A. Amended Conditional Use Permit Request, Axdahl Garden Farm, 7452 Manning Avenue, Public Hearing – City Planner Haskamp advised the existing Conditional Use Permit for the Axdahl Garden Farm and Greenhouse allows for the agricultural use and business that is currently established on the property. A condition of the existing CUP is that the business may operate between the hours of 9:00 am and 8:00 pm Monday through Sunday, seasonally defined as April 1st to December 31st of each year.

City Planner Haskamp continued advising the applicants, Brian and Leslie Axdahl, of Axdahl's Garden and Farm and Greenhouse, are requesting an amendment to their existing CUP to extend their hours of operation to accommodate a hunted trail and corn maze during the months of September and October each year. The applicants have had a corn maze on the property for the past several years and rotate the location of the maze depending on the crop. The corn maze, although not specifically addressed in the existing CUP, would be considered consistent with agricultural activities. The applicants have explained that there is a trail that leads to the corn maze from the barn, which is part of the experience of the customers.

City Planner Haskamp summarized the staff report and recommended conditions of approval noting the request is to allow the extension of business hours Wednesday through Sunday between September and October until 11:00 pm allowing for a 'haunted' version of the trail and corn maze.

Chair Larson opened the public hearing at 7:15 p.m.

Mr. Wally Anderson, 80th Street, came forward and expressed concern regarding extending the hours until 11:00 pm. He stated he did not want the City to set a precedent for other activities within the City as he lives right by the school. He also inquired about an age limitation as to those who work there as 4H Club Members have expressed interest in working there.

Ms. Joyce Welander, 83rd Street, came forward and stated she has land directly across the street from Axdahl's. She stated she believes the hours to 11:00 pm may be too late and asked if the City is being consistent with hours for all businesses within the City. She stated she does not like rules being set for agricultural land that limits the ability to utilize the land. She noted once a preliminary plat has been approved it cannot be changed.

City Planner Haskamp read into the record two emails (attached) sent to the City regarding the amended CUP request.

A resident at 7200 Manning came forward and stated he has no problem with the proposal as long as the traffic is taken care of.

Chair Larson closed the public hearing at 7:24 pm.

Commissioner Derosier stated 4H Club Members would be working and paid but only on Fridays and Saturdays. The applicant has indicated they would close for new business at 10:00 pm and all participants would exit by 11:00 pm, which does seem reasonable.

Commissioner Wojcik stated it is appropriate for different programs to have different hours of operation. He stated he is in favor of supporting the request.

Chair Larson expressed concern regarding the activity continuing until 11:00 pm and suggested the time limit be 10:00 pm.

Commissioner Stangl inquired about lighting that may be needed.

City Planner Haskamp advised this would be the first year they are doing this type of activity so they will be working through what is needed. Once they are through this season, they will know if any alterations will be necessary and would perhaps request another amended CUP.

MOTION by Commissioner Wojcik to approve the amended CUP request, as presented. Commissioner Sederstrom seconded the motion. MOTION carried unanimously.

6. OLD BUSINESS

A. Interim Use Permit Discussion – City Planner Haskamp reviewed the staff report outlining the request from the City Council to draft language regarding an interim use permit for the Planning Commission to review and discuss. She outlined the reason the Council has directed this activity and noting there is no action necessary this evening. A proposed draft ordinance will be presented at the next meeting.

City Planner Haskamp noted the application for Aamodt's has been withdrawn.

B. School District CUP Process Questions/Discussion – This item was tabled to a future meeting.

7. NEXT PLANNING COMMISSION MEETING

The next Planning Commission Meeting is scheduled for Monday, October 17, 2011, 7:00 p.m.

8. ADJOURNMENT

Chair Larson adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Kim Points
City Clerk

APPROVED