

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON AUGUST 16, 2010,  
AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:00 P.M., by Dave Thompson. Members present were Jack Edmonds, Ben Hanson, Ken Haskamp, and Tom Rush (Baldwin Twsp). Staff present was Mary Lou DeWitt.

Absent was Lee Steinbrecher.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON JUNE 21, 2010**

HASKAMP MOVED, SECOND BY HANSON TO APPROVE THE MINUTES OF THE REGULAR MEETING ON JUNE 21, 2010. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**PUBLIC HEARING:** None

**NEW BUSINESS:**

**A. Frontier Steakhouse Sign Review**

DeWitt informed the Planning Commission Board that Frontier Steakhouse would like to replace their existing sign with a new combination reader board and business sign. Frontier Steakhouse is located at 905 Rum River Drive South and in B-2 General Business District. The B-2 Zoning District allows up to 75 square feet in area and up to 20 feet in height. The proposed location meets all setback requirements for signage.

Haskamp mentioned that having a reader sign could be distractive for traffic with the busy time of students driving to school in the morning and after school.

Thompson believes it will be easier to read than what they currently have for signage.

Edmonds said he is a bus driver during the school year and the reader board sign will not be a problem with the students when driving.

EDMONDS MOVED, SECOND BY HASKAMP TO APPROVE THE NEW READER BOARD BUSINESS SIGN FOR FRONTIER STEAKHOUSE WITH THE CONDITION THAT IT MEETS THE CITY CRITERIA AND STATE CRITERIA WITH THE MESSAGE BOARD. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**B. Holiday Station Store Sign Review**

This item was added to the agenda.

DeWitt informed the Planning Commission Board that the City Building Inspector received a building permit application today to replace their existing sign with a new sign at Holiday Station Store located at 308 Rum River Drive South. They would use their current poles for the

sign and updating the signage with a section that would be a reader board. It would be the same signage they have at their Zimmerman station.

HANSON MOVED, SECOND BY HASKAMP TO APPROVE THE NEW HOLIDAY SIGN WITH THE SAME REGULATIONS AS THEIR PREVIOUS SIGN. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**OLD BUSINESS:**

**A. Zoning Ordinance Sections – Draft**

Tina Goodroad, Bonestroo, was present to discuss the changes she has made on the Zoning Ordinance and Subdivision Ordinance draft based on previous reviews and comments by Staff and the Planning Commission Board.

Hanson asked if junk vehicles were covered in the residential section.

Goodroad said that is covered by city code not ordinances.

Thompson asked if the regulations for street lights has been added in the ordinance.

Goodroad was not aware that we had the street light regulations and Thompson said he would get those for her. Thompson suggested adding those to the utility section.

Hanson commented that in the General Provisions Section on Page 51, landscaping is reviewed. There is a generalization of what trees could be planted or not. Would it be better to make a list of what can be planted.

Goodroad said the trees that are acceptable today could be put on a list and she will do that. She will also create a handout for any specific trees that are not desirable to plant now because of disease.

Thompson suggest to go ahead and publish a public hearing notice for the September 20, 2010, Planning Commission meeting and in the meantime, the Board can review any other changes they might have.

Hanson questioned lowering the lot size. He asked Goodroad to check what Elk River's required lot size is. Hanson is concerned that if the lot size is lowered if there would be enough green space left on each lot.

Goodroad will check into Elk River's lot size requirement. She will draw up a sketch of what the area would be left for green space.

Edmonds said that impervious surface could be an issue if the lot size were lowered.

The Planning Commission Board agrees that we will move forward on the Public Hearing for the Zoning Ordinance and Subdivision Ordinance changes, and if the Board has any additional changes, those could be made before the hearing. Goodroad will make the changes that have been discussed and draft those for the public hearing.

**COMMUNICATION AND REPORTS:**

**A. Article on Variance Decision by State Supreme Court**

Thompson said he spoke to someone in Minnetonka and they said the decision the Supreme Court made regarding variances has made it very difficult to issue a variance with the condition of proving hardship.

Goodroad agrees and said that is why the City should change the zoning ordinance regulations and make it easier to build.

**B. Verbal Report:** None

**C. City Council Minutes for July, 2010**

The Planning Commission Board had no comments.

HANSON MOVED, SECOND BY THOMPSON TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:46 P.M.

ATTEST:

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Dave Thompson, Chairperson

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Mary Lou DeWitt, Comm. Dev. Assistant