THE MEETING OF THE PLANNING COMMISSION HELD ON OCTOBER 16, 2017, 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 Victoria Hallin. Members present were Dan Erickson, and Jeff Reynolds. Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

APPROVAL OF MINUTES OF REGULAR MEETING ON SEPTEMBER 18TH, 2017
REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE THE MINUTES OF SEPTEMBER 18TH, 2017. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:
REYNOLDS MOVED, SECOND BY ERICKSON, TO APPROVE THE AGENDA. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING: None

OLD BUSINESS:
A. RM-1 Residential Manufactured Housing
Community Development Director Memo:

In September 2017, THE Planning Commission reviewed the RM-1 Manufactured Homes chapter of the Zoning Ordinance.

Some of the topics discussed at that meeting included the requirements for compound parking, street width, and refuse screening.

Planning Commissioners and Staff determined that there is a need to continue to require the lot to have compound parking spaces available within the lot. This is for overflow parking and to discourage on-street parking.

The other requirements within the Ordinance seem to be reasonable to the Planning Commission. If there is a circumstance where a Developer wants to do something that would not meet the requirements for RM-1, there is an option to do a Planned Unit Development (PUD).

This option has been used by the City of Princeton in the past. This gives the Developer, City Engineer, and Staff the opportunity to address needs and requirements within a geographic boundary that may have unique natural resources or existing structures.
It is Staff’s suggestion that we make no changes to the RM-1 Chapter of the Zoning Ordinance.

Foss said she will bring mini-storage at another meeting. She had not found out what the reasoning was for not allowing mini-storage units closer than 1,000 feet from another mini-storage facility. For the RM-1 Zoning she suggest to leave it as is. This is a sound Ordinance and meets the required need. A Planned Unit Development could be used. That could make adjustments to the RM-1 District.

Hallin said the extra parking spacing is in this current Ordinance.

Foss said yes it is. The compound parking is in there, but you could allow one side of the street where it is allowed. Changing the Zoning Ordinance she does not believe it needs to be changed. We were evaluating it just in case.

Reynolds said he is okay with that.

Foss said next month will be the Ted Bell (NorthStar Canoe) newly annexed property into the City where it will have a public hearing to zone it to MN-1 District. The Tax Abatement has been approved for 15 year tax abatement from 2019 through 2033.

NEW BUSINESS: None

COMMUNICATION AND REPORTS:

A. Verbal Report
Foss said she has taken another position with the St. Cloud Downtown Council. Her last day will be November 17, 2017.

B. City Council Minutes for September, 2017
The Planning Commission Board had no comments.

ERICKSON MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:25 P.M.

ATTEST:

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Victoria Hallin, Chair          Mary Lou DeWitt, Comm. Dev. Assistant