

**CITY OF MINNETRISTA
PLANNING COMMISSION MEETING MINUTES
JUNE 24, 2013
7:00pm**

These minutes are intended to provide a record of the topics discussed and decisions made by the Minnetrista Planning Commission. They are also intended to provide the reader with anecdotes from the discussion and a summary of the decision making process. They are not considered to be a record of the meeting proceedings until they are approved by the Minnetrista Planning Commission

1) CALL TO ORDER

Commission members present: Pollmann, Strandell, Sandholm, Vice Chair Stulberg, Watson and Moliter.

Staff present: Senior City Planner David Abel and Council Liaison Cheryl Fischer

Commission members absent: Heck

a) Approval of Agenda

Vice Chair Stulberg stated, hearing no objections, the agenda is adopted.

b) Approval of Minutes – March 25, 2013

Motion by Watson and second by Sandholm to approve the minutes from the regular Planning Commission meeting as presented. Motion carried 6-0.

2) OTHER BUSINESS

a) Interim Use Permit (IUP): Application from Lowell & Phyllis Schaper amending their existing IUP which allows agricultural entertainment events at 6530 & 6480 County Road 26, Agricultural Zoning, PID #03-117-24-12-002 & 03-117-24-11-0003.

Senior City Planner Abel gave an overview of the IUP request which included the following:

- History of this permit and changes being requested
- A total of four names will be on the permit for a period of ten years
- Noise pollution regulations will be defined and restricted by MN PCA standards
- Existing conditions will still be in effect

Discussion included the following:

- Two comments supporting the request were received
- Decibel level classifications and restriction on when music will be permitted
- Concern about inability to use screen porch because of the noise levels when music is playing
- How sound levels are recorded at every event in order to monitor decibel levels

Motion by Stulberg and second by Moliter to recommend that the City Council approves an Interim Use Permit amendment for the properties at 6530 & 6480 County Road 26 with the sixteen conditions as outlined in the staff report (ask David what the 16th condition is - ???).

Motion by Pollmann and second by Strandell to amend the motion pending further analysis to determine what decibel level is acceptable for the property owner in order to not cause trespass onto adjoining properties.

Further discussion included the following:

- What the analysis will include and the need to have it be open-ended
- What can be done to address the noise issues such as sound proofing and go with what MPCA has set for noise standards

Amendment failed following roll call vote.

Continued discussion of original motion.

Motion by Pollmann to amend the motion to remove the fourth amendment. Motion failed due to lack of a second. Motion carried 5-0. Pollmann voted against the motion.

b) Conditional Use Permit (CUP): Application from L & P Schaper Properties, LLC to operate a Farm Winery at 6480 County Road 26, A-Agricultural Zoning, PID#: 03-117-24-0003.

Senior City Planner Abel gave an overview of the CUP request which included the following:

- Purchase of property from MCWD and conversion of stable to farm winery
- Site plan review
- Two comments received in support of the request
- Eighteen conditions of approval satisfy any police department concerns

Discussion included the following:

- Wetland preservation and vegetative cover requirements
- Plans for future events and possible food service
- Permit automatically renews

Motion by Watson and second by Strandell to recommend that the City Council approves a Conditional Use Permit for a Farm Winery at 6480 County Road 26 with the conditions as outlined in the staff report. Motion carried 5 – 1 (Pollmann).

3) INFORMATIONAL ITEMS

a) Staff Reports

• **Highway 7 Roundabout/Woodland Cove Update**

The two bids received for the Highway 7 roundabout are currently being reviewed, and the low bid is currently being reviewed prior to award at a special City Council meeting. A site plan for the clubhouse for the Woodland Cove development has been received and will be reviewed at the July Planning Commission meeting as well as the final plat for Woodland Cove.

b) Council Reports

City Council is meeting monthly during the summer. A brew fest will be held at Gale Woods. IT upgrade and water treatment improvements were also highlighted.

4) ADJOURNMENT

Motion by Strandell and second by Watson to adjourn. Motion carried 6-0. The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Terri Haarstad
City Clerk