



**PLANNING COMMISSION MEETING AGENDA**  
**September 22, 2014**  
**7:00pm**

**1) Call to Order**

Heck called the meeting to order at

In attendance: Planning Commission: Chair Mark Heck, Bob Pollmann, John Strandell, Michael Molitor, Lora Sandholm and Patricia Thoele; Council Liaison Mark Vanderlinde, Assistant Planner Nick Olson and City Clerk Terri Haarstad

Absent: Mike Stulberg and Council Liaison Mark Vanderlinde

**a) Approval of Agenda**

By unanimous consent the Planning Commission approved the agenda as presented.

**b) Approval of Minutes – August 25, 2014**

Motion by Pollmann and second by Molitor to approve the minutes from the August 25, 2014 Planning Commission meeting as amended. Motion carried 5 – 0 – 1 (Sandholm abstained.)

**2) Public Hearing:**

**a) CLASS III SUBDIVISION: Application from Mark D. Williams  
Custom Homes, Inc. requesting a 4 lot subdivision at 6585 South  
Bay Drive, R-1 Zoning, PID# 34-117-24-11-0019**

Olson presented the report as found in the Planning Commission packet dated September 22, 2014.

Mark Williams (applicant) answered questions from Commissioners including:

- Intent regarding trees (remove dead trees keeping as many as possible as they are marketing wooded lots)
- Size of homes (will be on the smaller size due to shore land overlay district and hardcover regulations)
- Whether new property owners will have lake access (no)
- Highway and street access during development (will utilize Woodland Cove infrastructure)

Discussion included:

- Whether or not the current road will be able to handle the additional construction traffic
- At what point cash in lieu is received by the city
- Why wells are being proposed when City water will likely be available.  
The city has not approved any new developments with private wells for

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years and years. (Water will not be available until Woodland Cove finishes phase 2 of their development and water may not be available when this development is being constructed.)

- Whether propane tanks would be buried or visible (No)
- Whether or not quality of vegetation is considered by the Parks Commission (Could the removal of invasive species of plants be required?)
- Whether or not City Code requires new developments to connect to city infrastructure (like water)

Heck opened the public hearing at 7:13pm.

Hearing nothing, Heck closed the public hearing at 7:13pm.

Motion by Heck and second by Strandel to approve CLASS III SUBDIVISION: Application from Mark D. Williams Custom Homes, Inc. requesting a 4 lot subdivision at 6585 South Bay Drive, R-1 Zoning with conditions outlined by staff and the city engineer in the staff report dated September 22, 2014. Motion carried 4 – 1 – 1. (Molitor nay; Thoele abstained.)

Molitor explained he voted against this application because he believes that a connection to city water should be required.

### **3) Informational Items:**

#### **a) Staff Reports**

Olson provided updates on the bike rack in front of City Hall, building permits and building inspections.

#### **b) Council Reports**

Bolton and Menk is working on the preliminary design of the Water Treatment Plant.

### **4) Adjournment**

Motion by Strandell and second by Molitor to adjourn the meeting at 7:28pm. Motion carried 6 – 0.

Respectfully submitted by,

Terri Haarstad  
City Clerk

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