

## MINUTES OF PLANNING COMMISSION MEETING

March 9, 2015

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of March, 2015 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Torkelson, Ferris, Sannes, Borgstrom

**THE FOLLOWING WERE ABSENT:** Dean, Rischette and Stafford

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin and City Clerk Rappe, Jamie Finne, Larry Schafer, Rick Townsend, Darin Durst and Cory Hower

**CALL TO ORDER:** Commissioner Borgstrom called the meeting to order at 6:35 PM.

**AMEND AGENDA:** Commissioner Borgstrom would like to add KM Snowdrifters to this agenda

**MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS:** Motion to approve the minutes of January 12, 2015 and February 9, 2015 was made by Sannes second by Torkelson. All Ayes.

**SOUTH FORK CITIZEN COMMITTEE:** Larry Schafer spoke for the South Fork Association regarding the dust and gravel from the gravel road, which is South Mantorville Ave, and about the water and sewer lines. Community Development Director stated that the City has one other road similar to South Mantorville Avenue that is half owned by the City and half by the township. The City has an agreement with the township and they will put one application of chloride on the gun club road and we take care of South Mantorville Ave. Mr. Schafer asked about a speed limit and weight limit sign. Martin stated that the City Council could direct public works to put up signs. Rick Townsend, who also lives in South Fork on the corner of the gravel road stated that the dust is terrible and one application of chloride a year doesn't cut it. Mr. Townsend stated that the road is only a quarter mile long. Mr. Townsend feels this subdivision gets neglected because they are an association. Mr. Townsend also asked what size water and sewer mains are standard for the City. They have a map created by Massey Surveying done in 2006 that shows all water and sewer lines within South Fork. Martin stated that everything that is a City main must be 8 inches or more. South Fork does not have mains, everything that goes into the subdivision is a private line. Commissioner Borgstrom stated that South Fork is a private subdivision. Mr. Schafer asked about paving South Mantorville Ave, Martin stated that standard procedure is to wait for the other side of the road to be developed.

Martin stated a possible solution to the dust problem is that he would talk to the public works director to see what it would cost and the association could pick up the cost of another application of chloride.

Borgstrom will bring up to the City Council about directing the Public Works department to put up a speed limit sign on South Mantorville Ave.

Commissioner Ferris doesn't think this is a Planning and Zoning issue but more of a financial issue that the council will have to consider.

**C-M ZONING CODE AMENDMENT DISCUSSION** – This came before the Planning Commission as a request from Marti Electric. Sannes asked what other cities setbacks are for this zoning district. Martin stated that it is all over the board. Commissioner Torkelson asked what Mr. Marti would like as a setback. Mr. Marti stated that 25-30 feet would be a better setback and this request is more for Tri-Star Manufacturing since they are looking to expand also. After much discussion the Commissioners were in agreement that they would rather see individual variances than to make a blanket change for the C-M District.

**SEMI TRUCK PARKING PROPOSED ORDINANCE** – Martin stated that a request was made at City Council to be able to park semis in a residential area, the City Attorney submitted the attached ordinance for their review. The Planning Commission discussed this at length and concluded that this would be a very difficult ordinance to enforce and could potentially lead to more problems than solutions. Martin stated that he has contacted the street, water and sewer, planning, police and fire departments and none are in favor of this ordinance or conditional use permits allowing parking of semis on residential streets. Martin stated that the Commissioners could email their comments to him regarding this ordinance and he will bring it back to next month's meeting.

**BUILDING SIZE CODE CHANGE** – Martin stated that the State Building Code changed and the requirement now is if the building is more than 200 square feet it requires a building permit. This size is increased from the 120 square foot that is in our ordinance. Motion to call a public hearing for code changes made by Sannes, second by Torkelson with all voting Aye.

**KM SNOWDRIFTER RESOLUTION** – Cory Hower and Darin Durst were in attendance representing the KM Snowdrifters. Mr. Hower explained to the Commission that this resolution is required by the DNR to have MNDOT approve the nighttime two way use snowmobile trail. Since this part of the trail is within the Kasson City limits, the City has to be the one to apply for this limited use permit with the State. Mr. Hower stated that the City has no responsibility in maintaining the trail the Snowdrifters will continue to do that.

Motion to recommend approval of the Resolution approving the limited use permit for nighttime, two way use for the snowmobile trail within the city limits of Kasson made by Ferris, second by Sannes with all voting Aye.

This will be put on the March 25, 2015 City Council agenda.

**ADJOURN**: Since the agenda had been met the meeting was adjourned at 7:38 pm.

Respectfully submitted,

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Linda Rappe, City Clerk