

## MINUTES OF PLANNING COMMISSION MEETING

December 12, 2016

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12<sup>th</sup> day of December, 2016 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Chairperson Dean, Commissioner Ferris, Commission Sannes, Commissioner Torkelson, Commissioner Tinsley and Commissioner Borgstrom.

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** City Administrator Coleman, City Clerk Rappe, David Dripps, Johann and Elliah Marsland

**CALL TO ORDER:** Chairperson Dean called the meeting to order at 6:30 PM.

**MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:** A correction of the name of Davidsons Developments LLC and changing “used car” to “auto” dealership was suggested by David Dripps. **Motion to Approve the November 28 and August 1 minutes with corrections made by Commissioner Sannes, second by Commissioner Torkelson with all voting Aye.**

### **PUBLIC HEARING – Continued from November 28 – Conditional Use Permit for Auto Dealership – Davidsons Developments LLC**

Mr. Dripps presented his plan for parking.

Public Comment opened – Johann Marsland – 703 South Fork Pl. SE – Mr. Marsland stated that he is the pastor and leader at the Train a Child Center across the street from the car lot and welcomes the business to the neighborhood.

Public Comment closed.

Discussion:

Commission Sannes – no questions

Commissioner Tinsley – asked about the proximity of driveway to intersection. Chairman Dean asked if Mr. Dripps had a conversation with County Engineer Guy Kolnhofer as he stated he was going to. Mr. Dripps indicated that he had not and there is a power pole with a guidewire coming down on the east corner. There has been a business in this location for more than 30 years. Commissioner Tinsley asked about the picture of the service station that Mr. Dripps submitted and Mr. Dripps indicated that he would like to expand the garage area on the current building to look like the picture.

Chairman Dean – does not see a traffic problem. Chairman Dean thinks this meets all conditions and thinks we should limit the number of vehicles on outside display to 5. Mr. Dripps stated that he has two commercial lots in Mantorville to park cars on.

Commissioner Borgstrom stated that if this is just an auto dealership then this is fine and meets all of the restrictions of a conditional use permit. Borgstrom would like to limit the parking and business to his property and not MNDOTs property.

Commissioner Ferris – the traffic hazards that are there are not the building or business they have been there. Ferris has no problem with this permit.

Commissioner Torkelson stated that Mr. Dripps showed us what he wanted to do with the parking lot. Torkelson agrees that he should park on his own property only.

Commissioner Borgstrom stated that this conditional use permit is only for an auto dealership in this zone which is (B) in this section of the zoning code. **Motion made by Commissioner Borgstrom to approve the Conditional Use Permit for an Auto Dealership with the condition that the business is conducted on the property as described the survey as attached, second by Commissioner Sannes with all voting Aye.**

**1. Chicken Ordinance**

Chairman Dean stated that after much discussion and after the suggestions from the City Attorney were incorporated into the ordinance that he is satisfied with this. **Motion to Recommend Approval to the City Council made by Commissioner Tinsley, second by Commissioner Ferris with all voting Aye.**

**Planning Commissioner Terms** – Commissioners Dean stated that he will not look for another term.

**ADJOURN:** Since the agenda had been met the meeting was adjourned at 7:34 pm.

**ATTEST:**

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Linda Rappe  
City Clerk

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Theresa Coleman  
Zoning Administrator/City Administrator