

Planning Commission Minutes
Monday, August 14, 2017
6:00 p.m. Council Chambers

Chair Peroutka called the Cokato Planning Commission to order at 6:00 p.m. on Monday, August 14, 2017 in the council chambers. Members present were Peroutka, Nelson, Jones, Harju and Erickson. Also present was City Administrator Annita Smythe and some members of the City Council.

The Pledge of Allegiance was recited.

Approval of Agenda

Administrator Smythe requested to add recent small cell legislation as a discussion item after item 8.

MOTION by Harju to approve agenda with the addition, seconded by Nelson. All voted aye. **Motion carried.**

Public Forum

No one was present to address the Commission in the Public Forum.

Lot Combination - Advance Processing Technologies (APT)

Administrator Smythe gave a brief description of the proposed request to combine three parcels along the southeast corner of Swendra Blvd and CSAH 3. The zoning will not change, and there are not any city easements impacted by the request.

MOTION by Harju to recommend approval of the combination as presented, seconded by Nelson, all voted aye. **Motion carried.**

Ordinance Request – Setting Construction Hours

Administrator Smythe explained that her office had received complaints from residents in the Fieldcrest subdivision about construction noise late at night, and a request by residents to adopt an ordinance setting construction hours.

Members discussed pros and cons, including looking at what other cities within Wright County have done with this issue. There was also discussion about the city's existing noise ordinance, which does not set specific hours, but determines the parameters of when noise becomes a nuisance. Members were concerned that setting specific hours would limit private residents' ability to perform repairs and maintenance on their own homes, and could come into conflict with some local approved events, such as the Corn Carnival and the Street Dance.

MOTION by Peroutka to leave ordinance as is, seconded by Nelson, all voted aye. **Motion carried.**

Ordinance Request – Banning Boats from Beach at Veterans Memorial Park

There was a brief discussion about the events that occurred over the July 4th holiday at the beach, including boats coming into the swimming area and on to the beach, including comments from the sheriff's department that were provided at the Police Advisory Commission meeting. Police

Advisory Commission determined that it was an isolated incident, and recommend a wait and see approach.

MOTION by Harju to table pending further incidents, seconded by Erickson, all voted aye. **Motion carried.**

Discussion/Recommendation – Trailstone Lot Sales

Administrator Smythe updated members on the Trailstone Extension project, which will extend road, water, and sewer improvements to the land recently purchased by Elim Mission Church. These improvements will also make available for sale eight single-family lots owned by the city in the Trailstone Third Addition. The City Council would like the Commission to consider and make a recommendation on parameters for the sale of these lots.

Members discussed several possible options, including having an appraisal done, listing with a realtor, and other alternatives. No one is certain of the market value, but believe it would be higher than those that were recently sold in Fieldcrest. There were not too many concerns about the size or value of future homes, as members believe the restrictions on building that are within the R1 Zoning District address these issues adequately.

MOTION by Jones to recommend the sale of these eight lots without additional restrictions beyond zoning requirements, seconded by Nelson, all voted aye. **Motion carried.**

Discussion/Recommendation – Sale of 3rd Street Lot

Administrator Smythe explained that the city owns a vacant lot on 3rd Street SE, which used to house city utilities. The property is no longer used by the city, and several parties have expressed interest in purchasing it. However, the parcel has several known issues, including legal description issues with neighboring properties, and a neighboring home that has a water line within the property, which would need to be moved. In addition, there are concerns about what is the best use of the property.

Members discussed possible alternatives regarding sale and possible sale price.

MOTION by Harju, recommending that the city solicit bids for the sale of the parcel, disclosing the sale “as-is” and disclosing the known issues that must be addressed, seconded by Jones, all voted aye. **Motion carried.**

Small Cell Legislation

Administrator Smythe gave members a brief synopsis of the new small cell legislation adopted by the state in the recent legislative session. This legislation adopts new rules governing the use of city Rights-of-Way by cellular companies looking to replace or supplement their large cell towers by placing small utility devices in existing city Right-of-Way. Smythe explained that the state provided options for cities to regulate these, but that new ordinances must be adopted by the end of year. We have received a model template from the League of Mn Cities (LMC), and await a model ordinance from our city attorney. Members should expect to see the proposed ordinance on our next agenda.

Approval of Minutes from June 12, 2017

MOTION by Harju, seconded by Jones, to approve the minutes as presented from June 12, 2017. All voted aye. **Motion carried.**

Schedule Next Meeting

Next meeting to be held mid to late September, depending on timing of pending applications. Exact date to be determined. Commissioners requested meeting time be moved up to 5:30 p.m.

Adjournment

MOTION to adjourn was made by Erickson, seconded by Jones, all voted aye. **Motion carried.** Meeting adjourned at 6:47 p.m.

Attest:

Annita M. Smythe, City Administrator