

**CALL TO ORDER:** Chairman Carlson called the meeting to order at 7:00 p.m.

**PRESENT:** Chairman Kent Carlson and Commissioners Barbarajean Brandt, John McGary and Gen McJilton

**ABSENT:** Commissioners Brandon Gustafson, Scott Hemink and Peter Onstad

**OTHERS PRESENT:** Council Liaison Darel Gustafson and Zoning Coordinator Gus Karpas

### **MINUTES OF January 21<sup>st</sup> 2014**

Motion by Commissioner McGary, seconded by Commissioner McJilton, to approve the minutes of January 21, 2014. Motion carried 4-0.

### **OLD BUSINESS**

**Conditional Use Permits** – Continue discussion on amendment of Conditional Use requirements within the city.

Zoning Coordinator Karpas presented a proposed ordinance amendment that would re-format the zoning districts and break down the permit and conditional uses by district. In addition it would include dimensional information such as required setbacks. He said this would remove the existing use table and make the ordinance more user friendly.

Chairman Carlson asked about the requirement for licensing. Karpas said that licensing of specific uses would be placed in Chapter 4 of the ordinance that way provisions could be amended quickly if necessary since public hearings would not be required. He said the current amendment would only require the licensing of therapeutic message businesses. The Commission could add others if they'd like.

The Planning Commission discussed various provisions including the creation of a definition of "Service Establishments" as used in the phrase "Retail Goods or Service Establishments" under Permitted uses under the C-1 and C-2 Districts. It was decided to change the phrase to "Retail Goods and Services." The Commission agreed to remove the prohibition on drive up windows for financial institutions in the C-1 District, agreed to remove single family detached dwellings as a permitted use in both commercial districts and also remove grocery stores as a conditional use in both districts as well.

The Commission would like the application of impervious surface standards in Chowen's Corner reviewed since none of the commercial properties can meet the requirement.

Council Liaison Gustafson suggested language that would allow limited manufacturing in the C-2 district along County Road 101. The Commission agreed.

The Commission reviewed the proposed changes to the residentially zoned properties and had on minimal changes which did not change the content of the ordinance.

Staff was directed to schedule a public hearing for the next Planning Commission meeting and to include the height information on the tables for each individual zoning district.

### **LIAISON REPORT**

Council Liaison Gustafson said the Council approved the subdivision/combination request for 19125/19150 Park Avenue and the Northome Estate Preliminary Plat. Gustafson noted the preliminary plat was altered after the Planning Commission meeting removing, most of the outlots and reshaping the

property into more traditional shaped lots. The Council placed conditions on the approval that the outlots be removed from the final plat and that the common lot line be adjusted so individual driveways could be constructed on each lot if necessary.

**ADJOURNMENT**

Motion by Commissioner Carlson to adjourn the meeting, Brandt seconded. The meeting adjourned at 8:15.

Respectfully submitted,  
Gus Karpas  
Zoning Coordinator