

27 July 1999  
Planning Commission Minutes

Present:

Treadwell  
Brace  
Groff  
Middleton  
Struck  
Salzberg

Administrator Hoyt  
Attorney Knutson

Absent:

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The meeting was called to order at 7:00 P. M. by Chair Treadwell.

Approval of minutes from May 25, 1999.

Commissioner Brace moved approval of the minutes from May 25, 1999.  
Commissioner Struck seconded the motion. The motion passed unanimously.

Public hearing on and consideration of a request to subdivide a lot at 1795 North Fairview Avenue.

Administrator Hoyt explained that the property owners, Mr. and Mrs. Busch, wished to subdivide the property at 1795 North Fairview Avenue into two lots, with the second lot being located at 1806 Lindig Street. The property owners will retain the area as open space for the current time, but may eventually choose to develop it with a single family home. The lot fronts onto a public street and is served by sewer and water. Administrator Hoyt said that the engineer reviewed the proposed subdivision and recommended approval contingent on any plans to build on the site be reviewed for drainage and sanitary sewer. Property owner Kevin Busch reiterated the family's interest in retaining the area as open space at this time. He also explained the rear lot line between the two properties was located in a way that preserved a grove of trees and a utility shed on the Lindig Street lot. Chair Treadwell opened the public hearing at 7:10 PM. There was no one to speak. Chair Treadwell closed the public hearing at 7:10 PM. Commissioner Salzberg moved approval of the subdivision at 1795 North Fairview Avenue with the condition that the engineer approve any building plans in the future. Commissioner Groff seconded the motion. The motion passed unanimously.

Public hearing on and consideration of an ordinance 99-5 amending Chapter 9-2.03 and 9-2.05 of the zoning code requiring lots to have frontage on a public street prior to development.

Attorney Knutson explained that the city's ordinances included a requirement that a lot have access to a public street prior to development, but that the zoning code section on lots did not. Commissioner Salzberg asked that the revised language under Chapter 9-2.05 of the code be revised to state 'buildable' lot. Chair Treadwell opened the public hearing at 7:17 PM. No one was present to speak. Chair Treadwell closed the public hearing at 7:17 PM. Commissioner Struck moved approval of ordinance 99-5. Commissioner Treadwell seconded the motion. The motion passed unanimously.

Public hearing on and consideration of ordinance 99-6 amending Chapter 9-16 on planned unit development.

Attorney Knutson explained that the current PUD ordinance was very inclusive with specific standards. Although this is desirable, case law demonstrates that it creates problems when the city is compelled to deny a PUD request that may meet the standards but does not meet the overall intent of the city's land use objectives. He explained that the intent of a PUD is not like a conditional use permit where specific standards must be met, but is more akin to creating a special zone for this area and, therefore, flexibility is useful. Commissioner Salzberg asked if the standards now in the ordinance would be addressed prior to a PUD application proceeding through the approval process. Commissioner Brace said that the city's process for reviewing applications prior to their formal submission would likely address these issues. Chair Treadwell opened the public hearing at 7:30 PM. No one was present to speak. Chair Treadwell closed the public hearing at 7:30 PM. Commissioner Brace moved approval of ordinance 99-6. Commissioner Groff seconded the motion. The motion passed unanimously.

Presentation of Gibbs Farm Museum plans.

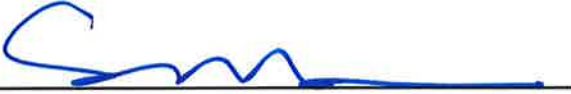
Ms. Priscilla Farnham of the Gibbs Farm Museum presented the plans for the changes on Gibbs Farm including the construction of a sod house, the replacement of the community gardens with pasture area for animals and a prairie area on the property. Administrator Hoyt explained that the planning commission needed to approve the location of the sod house under the P-1/R-1 zone. After the presentation Commissioner Salzberg moved approval of the location of the sod house. Commissioner Brace seconded the motion. The motion passed unanimously.

September and October meeting combined into an October 12, 1999 meeting.

Updates.

Administrator Hoyt updated the commission on the moratorium on school uses in business zones, the St. Paul Land Use Planning Task Force and the sale of the Harvest States building to a private developer for office space.

Respectfully submitted

By:   
Susan Hoyt  
City Administrator and Recording Secretary