



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 24 November 2020

Commissioners Present in Person: none

Commissioners Present by Electronic Means: Bombard, Clark, D'Aigle, Else, Jahnz, Rydberg, Scholin, Student Representative Gracie Huff

City Staff / Officials Present by Electronic Means: Sauter

Absent: Pettie

Others Present by Electronic Means: Bob Salonek, Luke Hegge

Skluzacek called the meeting to order at 6:30pm. *Minutes of the September 29th meeting were approved as written, on a motion by Jahnz, seconded by D'Aigle. All voted in favor.*

Introduction of New Planning Commission Member: Skluzacek introduced Roger Else as a new Planning Commission member, filling the term of DeDe LeMier, who has moved from the area. He was partly introduced last meeting, but his technology was not working as it should, and the rest of the Commission could not see or hear him. He is a retired IT person from the Bell System.

Public Hearing on Haug / 2nd & 3rd Apts LLC Development Site Plan Amendment Request: Troy Haug of 2nd & 3rd Apts LLC, located in the Mixed Used district (PID 42.5193.000), has applied for an additional amendment to the site plan approved in May of 2019, previously amended in July of 2019, and also subject to a site completion agreement in June of 2020. His request is to allow for a nonconforming trash enclosure, and also to allow for a phased development of the parcel. Sauter and consultant Kate Eiyneck of MSA have provided a staff report, proposed findings of fact, and recommendations for how to proceed, including draft conditions, should the Commission determine to recommend this amendment to the Council.

Sauter explained a bit about the proposal to those present. This hearing was opened at 6:37pm, to allow for public input on the request. Bob Salonek stated that he has no problem with the development. He also believes the current trash enclosure is acceptable. He pointed out that there are a number of trash enclosures that do not meet the requirements. There being no further comment from those present, Skluzacek closed the public hearing at 6:40pm.

Consideration of Haug / 2nd & 3rd Apts LLC Development Site Plan Amendment Request: Scholin spoke in favor of maintaining the enclosure requirement, as did Rydberg. Bombard asked about the history, and Scholin stated what he recalls about problems with chain-link/vinyl enclosures before the ordinance was changed to disallow them many years ago. Jahnz said he believes we need to maintain the standards we have approved, especially for new construction. Skluzacek asked if the two requests are in one resolution, and Sauter confirmed that. She said that the draft resolution should allow staff to administratively approve zoning for future phases, without coming back to the Planning Commission, as long as the developer meets the requirements of the resolution. *Scholin made a motion to adopt the staff report and proposed findings of fact, along with draft resolution P20-10, recommending to the Council denial of the modification allowing a nonconforming trash enclosure due to its failure to meet the reasonableness, uniqueness, or essential character tests, and also recommending that the Council approve the development staging modifications, as outlined in the staff report and including the conditions proposed in the staff report. Else seconded the motion, and all voted in favor. The motion passed.*

Public Hearing on Hegge CUP Request: Luke Hegge has applied for a conditional use permit to allow him to develop an electronic programmable message board sign on his property located at 455 Main St S (PID 42.5310.000) in the Central Business district. Kate Eiyneck of MSA has prepared a staff report, examining how the proposal fits with the Comprehensive Plan for this neighborhood and with City Ordinance, and draft conditions for the Commission to consider in making its recommendation to the Council. She has also provided a draft resolution P20-11 for Commission consideration. Sauter explained the situation briefly.

This public hearing was called to order at 6:53pm, to receive public input into the proposal. Hegge explained a bit about his plan. He would like to use the sign for all of his businesses, and to potentially be able to use it for all three at different times. There being no further comment from those in attendance, Skluzacek closed the hearing at 6:57pm.

Consideration of Hegge CUP Request: Rydberg asked about how frequently the ads would be changing on the sign, and Hegge said

he did not intend to change it more than a few times per day, and likely less. Jahnz said he thought most issues had been addressed in the draft report. Skluzacek made the point that the image should not change so often that it distracted drivers on Main Street. *D'Aigle made a motion adopting the staff report and proposed findings of fact, along with draft resolution P20-11, recommending that the Council grant the Conditional Use Permit with the proposed conditions. Jahnz seconded the motion, which passed unanimously.*

City Council Feedback: Scholin reported that the Council approved the Citizen Planner and Site Improvement awards, as recommended at the September Planning Commission meeting.

Commissioners' Concerns: Bombard expressed his concern with the operation of the message board at the American Legion. He said it is flashing very quickly at times, and too bright, so that it is very disruptive to drivers. Sauter said she would make sure that is checked on. Jahnz asked about scheduling for future meetings, and Sauter stated that they were been moved to the fourth Tuesday of the month. Jahnz has some conflicts with that.

Staff Comments: Sauter said that the Planning Commission awards had been difficult to present in the usual fashion, due to the pandemic. She is looking at alternative ways to make the awards that would not include a plaque, but possibly some media use. She also reminded of the expiration of some members' terms.

There being no further business, *Skluzacek declared the meeting adjourned at 7:10pm on a motion by Clark, seconded by Else.*