



Planning Commission of Pine City, Minnesota

Minutes of Regular Meeting: 22 December 2020

Commissioners Present in Person: none

Commissioners Present by Electronic Means: Clark, Else, Jahnz, Pettie, Rydberg, Scholin, Student Representative Gracie Huff
City Staff / Officials Present by Electronic Means: Sauter

Absent: Bombard, D'Aigle

Others Present by Electronic Means: Greg Beck, Jerry Bandholz

Skruzacek called the meeting to order at 6:31pm. *Minutes of the November 24th meeting were approved as written, on a motion by Pettie, seconded by Jahnz. All voted in favor.*

Public Hearing on Pine County Land Department Minor Subdivision Request: Greg Beck, on behalf of Pine County, has applied for a minor subdivision/lot rearrangement, to detach the westerly 18 ft of parcel 42.0252.000, which would then be combined with adjacent parcel 42.0237.000. This rearrangement would bring the neighboring lot into compliance with set-back requirements, while leaving the easterly lot, which was tax-forfeited recently, compliant, but with potential buildable area issues. These may need to be addressed at a later date, depending on development plans of whomever purchases the lot from the County. Contract Planner Eiyneck and Staff have prepared a report including proposed findings of fact and a draft resolution P20-12, recommending that the Council approve this subdivision/lot rearrangement request, with the three included conditions.

This hearing was opened at 6:32pm, to allow for public input on the request. Sauter explained a bit about the proposal to those present, in particular about the buildability. Bandholz asked about that issue on the County lot, and how that will be dealt with in the future. Beck stated that his intention is to apply for a variance prior to sale, to make the parcel easier to sell. He thinks the request is likely to be for a variance from the required roadway setback, but said he thinks a small garage could be build without a variance. Scholin pointed out that the Ordinance does not allow accessory uses without a principal use. There being no further comment from those present, Skruzacek closed the public hearing at 6:40pm.

Consideration of Pine County Minor Subdivision Request: Scholin stated that he does not see any issue with the rearrangement, but he does not see that it will be a simple thing to develop the lot. Jahnz concurred, since it has never been developed in his time in town. Jahnz *made a motion to adopt the staff report and proposed findings of fact, along with draft resolution P20-12, recommending to the Council approval of the request, with findings and conditions as outlined in the draft resolution. Rydberg seconded the motion, and all voted in favor. The motion passed.*

Planning Commission Proclamation Honoring Commissioner Scholin for his Service: With his leaving the City Council in January, Commissioner Scholin will no longer be a Council Representative on the Planning Commission. Sauter read a proposed proclamation, honoring him for his 30 some years as a member of the Planning Commission (the last 32 as Secretary). Skruzacek and Sauter made some comments about his time on the Commission, and read the proclamation. Scholin recalled some of the history, and thanked everyone for being a pleasure to work with.

City Council Feedback: Scholin reported that the Council followed the Commission's recommendations from the November meeting, approving the 2nd&3rd Apartments site plan amendment with modified development phasing, but without the trash enclosure variance, and approving the message board CUP for Top Wash car wash.

Commissioners' Concerns: Additional comments were made about Scholin's tenure.

Staff Comments: Sauter again thanked Scholin for his dedication.

Miscellaneous: Sauter provided a schedule for next year's meetings, and asked that Commissioners let her know if they have any feedback.

There being no further business, *Skruzacek declared the meeting adjourned at 6:52pm on a motion by Pettie, seconded by Else.*