



MINUTES

Planning Commission Meeting

5:00 PM - Monday, July 24, 2023

City Hall Council Chambers

The City of Pine City Council met in Planning Commission Meeting on Monday, July 24, 2023 at 5:00 PM in the City Hall Council Chambers.

CALL TO ORDER

a) MEETING ATTENDANCE

Members Present: Chair Loren Skluzacek, Cathy Clune, Councilor Kyle Palmer, Councilor Gina Pettie, Daniel Swanson

Members Absent: Mark Clark, Brent Jahnz

Staff Present: City Administrator Scott Hildebrand, Community Development Director Mike Gainor

Others Present: PTCC President Joe Mulford, Mike Colestock (PTCC), Kiersten Peck (PTCC), Wally Connaker, Rita Watson (PTCC), Frank Lilja, JoAnn Gunderson, Other community members

APPROVAL OF MINUTES

a) MOTION TO APPROVE JUNE 2023 MEETING MINUTES

Motion to approve June 2023 Planning Commission minutes made by Pettie. Second by Clune. Motion carried.

PUBLIC HEARINGS

a) A PARKING VARIANCE REQUEST FROM FRED STELTER TO ALLOW 100 UNITS OF PARKING FOR 82 UNITS OF DORMITORY-STYLE STUDENT HOUSING IN THE FORMER LAKESIDE MEDICAL CENTER AT PARCEL #425328001 (510 2ND STREET SE) AND PARCEL #425328000 (129 6TH AVENUE SE) IN THE MIXED USE DISTRICT (MXU).

a. RECOMMEND APPROVAL/DENIAL REQUEST

Gainor provided a review of the background, findings of fact, and proposed conditions for the Parking Variance. He noted that the developer plans to rent 111 parking spaces from PTCC, and recommended approval of the variance with conditions. PTCC President Joe Mulford shared a letter of support and spoke about the positive effect such a development could have for the college. He said that the college plans to rent the smaller western building and hire new staff to manage student housing. Fred Stelter gave details about the proposed development. He owns other apartments, but this would be his first student-oriented development. He hopes to have up to 50 students in the building this fall. JoAnn Gunderson expressed her

opposition to any docks at the development. Gainor noted that, according to the DNR, the development could have up to five docks. Connaker expressed concerns about mixing student and non-student residents in the building. Stelter affirmed that he plans to have a completely student residence unless the current plan fails.

With no more comments from those assembled, Skluzacek closed the public hearing.

Palmer said more details are needed on the sidewalks and snow removal for the pedestrian connections between PTCC and the development - it might be beyond the capabilities of the residents to keep those sidewalks clear. Palmer said he believed the condition forbidding residents to park in city streets should be removed. Swanson shared concerns about sidewalks, snowplowing and pedestrian transit. Frank Lilja said this would be a great opportunity to address snow removal. Clune said that the City should be sensitive to neighbors' parking concerns. Watson said she lives in the area and is concerned that neighbors will have difficulty keeping the sidewalks clear of snow. Skluzacek noted that the management plan is still under review, and he would like to see changes made, including required sign-ins for guests. Pettie said she was glad to see that students would have to follow a code of conduct.

Motion by Palmer to approve the parking variance to allow 100 units of parking for 82 units of dormitory-style student housing in the former Lakeside Medical Center at parcel #425328001 (510 2nd Street SE) and parcel #425328000 (129 6th Avenue SE) in the Mixed Use District (MXU) with conditions. Clune seconded. Motion carried.

OLD BUSINESS

a) REVIEW DRAFT 2023 COMPREHENSIVE PLAN

Staff and commissioners discussed changes to the latest draft of the Comprehensive Plan and work that remained to be done, including sections on the parks and public works, with discussions of the internet, sewer and water and more. Commissioners also suggested that the language used in the Plan be made more engaging whenever possible. Swanson noted that sidewalks, park upgrades and pedestrian mobility are recurring themes in the section on City neighborhoods.

NEW BUSINESS

No new business.

COMMISSIONERS' CONCERNS

Commissioners and staff discussed possible rental of BNSF property, noting that the effort now had Council approval.

STAFF COMMENTS

Staff noted that the July Development Update was included for review.

ADJOURN

Meeting adjourned at approximately 6:45 p.m.

CAO

Mayor