



MINUTES

Planning Commission Meeting

5:00 PM - Monday, June 26, 2023

City Hall Council Chambers

The City of Pine City Council met in Planning Commission Meeting on Monday, June 26, 2023 at 5:00 PM in the City Hall Council Chambers.

CALL TO ORDER

a) WELCOME NEW PLANNING COMMISSIONER DANIEL SWANSON

Members present: Brent Jahnz, Loren Skluzacek, Mark Clark, Cathy Clune, Councilor Gina Pettie, Councilor Kyle Palmer, Daniel Swanson

Members absent: None

Others in attendance: City Administrator Scott Hildebrand

APPROVE MEETING MINUTES

a) APPROVE MAY 22 MEETING MINUTES

Pettie made a motion to approve the May 22 minutes. Clark seconded. Motion carried.

OLD BUSINESS

a) REVIEW AND DISCUSS CHAPTERS OF 2023 COMPREHENSIVE PLAN SUBMITTED FOR REVIEW IN MAY.

Commissioners discussed the draft chapters of the Comprehensive Plan. Members had a discussion on the major issues facing Pine City. Clark asked if there has been any research done into what is causing people to want to stay in Pine City, and the group discussed the attractions of the community. Pettie recommended members look into the work of Ben Winchester, a University of Minnesota sociologist. Clark noted that there is a lot of information in the plan, and said that areas of focus should be highlighted. He added that the future of Pine City and encouraging new residents will depend on available housing and quality education, and whether we have the amenities to attract new residents. Clune pointed out that housing values in this area used to be cheaper than those closer to the Cities, but now the values of local properties has risen to match them. Pettie said that internet in Pine City is better than it was, but it could be improved and should still be emphasized in the Comp Plan. Other commissioners stated that the internet in Pine City should be improved. Hildebrand said that the City was looking at options. Palmer added that the Council has had numerous discussions about internet performance in Pine City, and he noted that Pine City is going to have to have difficult discussions about infrastructure and

growth in the years ahead, and what our plans for expansion will be. Swanson added that Moorhead is taking aggressive steps to rebuild its downtown and grow, and suggested that those plans should be reviewed. Commissioners also briefly discussed access to Cross Lake, in-town police, trails and other issues.

As this was a discussion-only item, no action was taken.

b) DISCUSS NEW DRAFT CHAPTERS OF 2023 COMPREHENSIVE PLAN
[\(LINK\)](#)

NEW BUSINESS

a) DISCUSS POSSIBLE RENTAL OF RAILROAD PROPERTY IN PINE CITY.

Commissioners discussed the possible rental of BNSF property in Pine City. Gainor explained that the proposal and properties set out in the memo. Clune noted that the railroad would only allow certain uses on the property, and would in general set out a 10-year lease that would be renewed. Commissioners discussed the possible uses of the property, and how it could be utilized for parking or sidewalks or a fire safety training area.

Clark made a motion to recommend rental of the BNSF property to the City Council. Jahnz seconded. Clune abstained due to her employment with BNSF. Motion carried.

COMMISSIONERS' CONCERNS

Commissioners expressed no additional concerns at this meeting.

STAFF COMMENTS

Staff shared the Development Report.

ADJOURN

CAO

Mayor