

MINUTES
PINE COUNTY PLANNING COMMISSION
March 10, 2015 6:00 p.m.
Pine County Courthouse
635 Northridge Dr NW
Pine City, MN

Members Present: Skip Thomson, Patrick McCarthy, Richard Glattly, Jeff Shute, Richard Stepan
Members Absent: Patrick Schifferdecker, Scott Jensen (both excused)
Staff Present: Kelly Schroeder, Land Services Director; Ed Melzark, Sr. Environmental Tech/Zoning Administrator; Reese Frederickson, County Attorney
Others Present: Anders & Charissa McGriff, Mary Lou Reeves, Bobby & Tammy Utecht, Kathy Weiber,

CALL TO ORDER

Chairman Thomson called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

Chairman Thomson called for a motion to approve the agenda.

Motion by Commissioner Stepan, second by Commissioner Shute to approve the agenda. Motion passed 5-0.

APPROVAL OF MINUTES

Chairman Thomson called for consideration of the minutes of the January 13, 2015 organizational meeting of the Planning Commission.

Motion by Commissioner Glattly, second by Commissioner Stepan to approve minutes of January 13, 2015 meeting, as presented. Motion passed 5-0.

PUBLIC HEARING

Chairman Thomson opened the public hearing at 6:02 p.m. and called for any public testimony on the McGriff Conditional Use Permit request. Cathy Weiber questioned if the permit request concerns her as she is unsure of where the property is. Anders McGriff, property owner of the permit request, explained the requirement to raise the property up since it is low and to do so without fill and also explained the location of his property. Cathy Weiber explained that given the location this will not affect her and she has no concerns with it.

Chairman Thomson closed the public hearing at 6:05 p.m.

DISCUSSION/DECISION CONDITIONAL USE PERMIT

Chairman Thomson asked for any discussion regarding the conditional use permit request and noted he sees no concerns with the request and the rest of the commission agreed. Thomson asked if the County had everything we need on it. **Melzark**

Administrator noted that the McGriff are doing everything the right way and has everything that is needed.

Chairman Thomson called for a motion to approve the Conditional Use Permit request for the McGriff's.

Motion by Commissioner Glattly, second by Commissioner Shute to approve the conditional use permit. Motion passed 5-0.

OLD BUSINESS

1. Subdivision Ordinance

Chairman Thomson asked if anyone had any questions regarding the proposed changes to the subdivision ordinance. **Commissioner Glattly** stated he thought on section 4.01 (A) the "or" condition should be qualified that the property needs to actually be within and conform to the Pine County Shoreland Management Ordinance or the Kettle River Wild and Scenic River Ordinance. **Schroeder** noted this will be corrected. **Glattly** noted that he does not like the wording on section (B) as it stated you can create isolated parcels. He thinks the intent was to split off a strip to get access to an existing isolated parcel. **Schroeder** indicated she did not originally understand it that way, however will put the wording back to how it was. **Glattly** also noted that Item 1 of (B) should say the same minimum lot size requirements described in Section A of this article. **Glattly** mentioned given this, we could run into the issue by allowing the 66' strip off an existing parcel that it would make the existing parcel too small. A discussion ensued if we would allow this, and it was the consensus of the group that this should be allowed and we will need to add some language into this section indicating this exemption. Lastly, **Glattly** noted an item should be added requiring the 66' strip to be combined with the isolated parcel. **Schroeder** will make the required changes.

Chairman Thomson called for a motion to recommend the subdivision ordinance with the changes to the county board for public hearing and approval.

Motion by Commissioner Glattly, second by Commissioner McCarthy to approve the Subdivision Ordinance. Motion passed 5-0.

2. MACPZA Training Update

Chairman Thomson called for any updates on the MACPZA training. **Glattly** noted it was a very informative training. One of the key points that was stressed was to be very thorough in your findings of facts and make sure you solicit all the information.

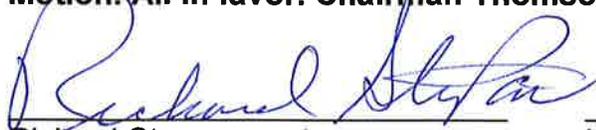
NEW BUSINESS

1. Minor Subdivision Report

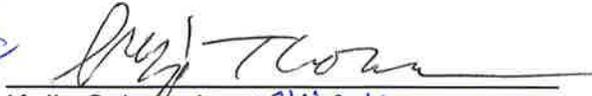
Chairman Thomson asked for questions or comments on the minor subdivision report. **Thomson** noted the shoreland properties are indicated, which should have helped explain why some of the lots are smaller. **Glattly** questioned **County Attorney Frederickson** about the Subdivision Ordinance and the lack of reference of the Shoreland Ordinance. **Frederickson** affirmed the changes to the ordinance were needed. No other comments on the minor subdivision report.

ADJOURN

Commissioner Shute motioned to adjourn the meeting. Stepan seconded the Motion. All in favor. Chairman Thomson adjourned the meeting at 6:24 p.m.



Richard Stepan
Planning Commission Secretary



Kelly Schroeder Skip Thompson
~~Land Services Director~~ Planning Commission
Chair.