

**MINUTES OF A PLANNING COMMISSION MEETING HELD,
TUESDAY, JULY 08, 2008 – 6:32 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Toni Honer. Roll call was taken and the following members were found to be present: Chair Toni Honer, Jerry Bechtold, Jerry Tippelt, Vern Ahles, Steve Dietman & Dale Borgmann. Absent Dan Hansen.

Staff members present were: Zoning Administrator Rena Weber & Billing Clerk/Administrative Assistant Judy Neu.

Others present: James, Jean, & Douglas Heinen, Clem & Mary Kremers, Jean & Tom Gross, Richard & Tracey Eikmeier & Chuck Johannes.

APPROVAL OF AGENDA/AMENDMENTS – *Motion by Member Bechtold, second by Member Ahles, to approve the agenda and addition as amended. Motion carried unanimously.*

APPROVAL OF MINUTES 06/10/08 – *Motion by Member Bechtold, second by Member Borgmann, to approve the minutes of 06/10/08 as presented. Motion carried unanimously.*

NEW BUSINESS

RICHARD & TRACEY EIKMEIER-CONDITIONAL USE PERMIT: Zoning Administrator Rena Weber read the notice of public hearing which states that the Rockville Planning Commission will hold a public hearing on **Tuesday, July 8, 2008 at approximately 6:30 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Richard & Tracey Eikmeier for a **Conditional Use Permit** for New Single Family Dwelling Requirements. The address of the property is: 22499 88th Avenue, St. Cloud, MN 56301 with a legal description of:

The North Half of the South Half of the Southeast Quarter of the Northwest Quarter (N ½ S ½ SE ¼ NW ¼) of Section Twenty-three (23), in Township One Hundred Twenty-three (123) North, Range Twenty-nine (29) West in the City of Rockville.

SECTION 24 Subdivision 3: Conditional Uses (17) reads:

1. New Single Family Dwellings as provided for below:
 - a. New single family dwellings on platted lots of record as of April 16, 2003 and which meet the requirements of Subdivision 6 of this Section 24.
 - b. New single family dwellings at a maximum density of one per Forty (40) acres on platted lots recorded after April 16, 2003 and that meet minimum lot size requirements in this Ordinance as well as the requirements of Subdivision 6 of this Section 24.
 - c. With the exception of construction upon platted lots of record existing as of April 16, 2003, no more than four (4) conditional use permits for single family dwellings will be issued in any calendar year.

The request is to construct a single family dwelling in the **SP-1 SPECIAL PROTECTION DISTRICT.**

EIKMEIER STAFF REPORT

RE: SITE PLAN APPROVAL

76.41641.100/001 Owners: Thomas & Jean Gross

Property Address: 22499 88th Ave, St. Cloud, MN 56301

Legal Description: The North Half of the South Half of the Southeast Quarter of the Northwest Quarter (N ½ S ½ SE ¼ NW ¼) of Section Twenty-three (23), in Township One Hundred Twenty-three (123) North, Range Twenty-nine (29) West in the City of Rockville.

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- c. With the exception of construction upon platted lots of record existing as of April 16, 2003, no more than four (4) conditional use permits for single family dwellings will be issued in any calendar year.

REQUEST:

The request is to construct a single family dwelling in the **SP-1 SPECIAL**

RELEVANT INFORMATION

1. Property is zoned SP-1
2. Property is 10.0 acres approximately.
3. The owner(s) Thomas & Jean Gross are proposing to sell the 10 acres to their daughter Tracey & her husband Richard Eikmeier.
4. Tracey & Richard hope to build a single family dwelling.
5. The parcel was a lot of record on 4/16/03.
6. This is the first request for a CUP for 2008.
7. The neighboring feedlot has been deactivated.
8. 11 notices were sent out.

RECOMMENDATION

1. Approve as presented.

Tom Gross explained that he purchased 10 acres to build a home and then decided to purchase the other 10 acres that had the home on it.

Motion by Member Bechtold, second by Member Ahles, to close the public hearing at 6:37 p.m. Motion carried unanimously.

Motion by Member Bechtold, second by Member Ahles, to recommend approval of the Conditional Use permit as presented. Motion carried unanimously.

DISCUSSION ON WIND TURBINE (TOWER):

Chuck Johannes owner of Capital Granite & Marble is proposing to put up a wind energy tower for electrical power to offset his operating expenses.

Did some research:

- Need to have wind data to figure out if it is feasible
- Need to figure out what size & height of the tower
- Wind towers are 2 years out
- Purchase a refurbish tower that is over seas
- Location
- Will provide paper work once he knows that the city will allow them
- Very little noise
- The cost of a wind tower is about \$2000 per kw

Chuck Johannes explained that the State of Minnesota requires power companies to do a net metering. Net metering is where the power companies will buy the power up to a certain amount of production at retail cost. If you have a 40kw turbine the power company is required to purchase that energy at retail price.

Chuck Johannes stated that you don't use the power from the actual turbine. The power company would still provide the power to the business but would receive credits back on what the wind turbine had generated. Chuck is working with Stearns Electric.

Chuck Johannes explained that he owns 20 acres and that the tower would be located on the northwest corner of the lot.

Member Bechtold questioned Chuck Johannes if there is any adjustment the he would make to the County ordinance?

Chuck Johannes suggests reviewing the 750' setback.

Zoning Administrator Rena Weber questioned in what zoning district wind towers are located.

Chuck Johannes explained that typically the area that you would find wind towers is on farm land.

DISCUSSION ON AG-10:

Member Bechtold suggested that:

- Residents need to petition for the change
- If it meets the comp plan
- Minimum of a section
- Educate the people

PLANNING COMMISSION MEMBER/STAFF REPORT:

OLD BUSINESS-There was none.

ADJOURNMENT – *Motion by Member Ahles, second by Member Borgmann, to adjourn the meeting at 7:31 p.m. Motion carried unanimously.*

JUDY NEU
BILLING CLERK/ADMINISTRATIVE ASST

TONI HONER
CHAIR