

City of Rockville Planning Commission Minutes
March 21, 2006 Time: 7:00 p.m.
Place: John Clark Elem. School Media Ctr.

The meeting was called to order at 7:00 p.m. by Vice Chair Dan Hansen

Roll Call: Present: Dan Hansen, Toni Honer, Dale Borgmann, Linda Peck, Roger Schmidt, and Jerry Tippelt. Absent: Jerry Bechtold. Also present: Vern Ahles (liason with the City Council).

Staff: Rena Weber (City Administrator), Judy Neu (Administrative Assistant)

Approval of Agenda/Amendments: Moved and seconded that the agenda/amendments be approved with the following additions: 1) discuss transitional zoning; 2) clarification of meeting dates and public hearings. **Passed**

Approval of Minutes of 02-21-06: Moved and seconded that these minutes be approved as presented. **Passed**

New Business:

a) Public Hearing: Schneider preliminary plat (Belledrew Lane Acres): Dan Hansen opened the public hearing at 7:05 p.m. Rena read the public hearing notice. Jennifer & Jay Schneider wish to build a home on a 15.2 acre parcel of land located in Section 10 of the City of Rockville. This parcel lies west of Lake Road and north of her mother's (Elizabeth Gross) farm site along C.R. 47 east of Lake Road. On November 10, 2005, the Planning Commission approved this 15.2 acre lot split. The acreage is in a transitional zone under Rockville's new zoning ordinances. The following concerns were raised and discussed: 1) The location of the septic system; 2) the distance the residential dwelling is from the adjacent farm operation (feedlot); 3) the length, width and location of the driveway; 4) the location of the deep well. Tim Massmann (9882 Co.Rd. 47) addressed the Commission as regards the distance this new residential dwelling needed to be from his farm operation. Under the feedlot rules, any **new** residential structure must be 850 feet away from the edge of a feedlot operation. The diagram provided by Jennifer from Stearns County Environmental Services did not have any measurements on it nor did it clarify where the edge of the feedlot was nor how the edge was defined. On the preliminary plat presented, the location of the primary septic system was closer to the edge of the lake than the alternative septic system site. Also, the driveway entry off of Lake Road was staggered (further north) than the driveway entrance from the Pfannenstien dwelling located on the east side of Lake Road. The deep well location was fairly close to the Lake and questions were asked as to how deep the well was anticipated to be. **Moved and seconded to close the Public Hearing at 7:25 p.m. Passed. Moved and seconded that the Belledrew Lane Acres Preliminary Plat be approved with the following conditions: 1) Validation and further clarification be obtained from Stearns County Environmental Services that the location of this new residential dwelling is 850 feet or greater from the edge of the feedlot operation to the north;**

2) The location of the primary septic system for the new house should be the furthest distance from the wetland (lake) as possible; 3) The driveway entrance from Lake Road be located opposite the driveway entrance from the Pfannestein property on the east side of Lake Road. Passed unanimously.

b) Discussion of Manufactured Home in SP1:

----- John Schwatz: As John was not present, Judy Neu informed the Commission that his request was to buy a vacant lot of record (approximately 15 acres owned by Wieber in Section 35 of Rockville) and put a manufactured home on the lot until he was able to build a home. Discussion identified that Mr. Schwatz would have to apply for two separate conditional use permits. Concern expressed as to whether or not there was an access road to this parcel of land.

-----Reggie Redetzke: Mr. Redetzke was also not in attendance. Judy briefly explained that he wanted to buy a parcel of land from a farm site near Mud Lake in order to put in a manufactured home for his son and daughter-in-law who raise horses. The specific farm site near Mud Lake was not known.

No further action could be taken. However, Commission members were advised to read over Section 9: General Requirements in our Zoning Ordinances. On page 32, under Subdivision 5: Dwelling Unit Restrictions #3 Manufactured Homes, it states: "Manufactured Homes built in conformance with Minnesota Statutes Section 327.31 to 327.35, as amended, and that comply with all other applicable requirements of this Ordinance and federal and state law are permitted in the same manner as other single family residential units."

Additions to the Agenda:

- 1) Transitional Zoning:** On Map 4-2 in our new Comprehensive Plan, one can see the parts of Rockville that fall into this zoning category. At meetings with MDG, Inc., transitional zoning had been discussed but the discussion implied that there might be interest in having a transitional 1 zone and a transitional 2 zone. Rena indicated that Jerry Bechtold may be researching this and recommended the following: 1) **this item be put on the April 11th Planning Commission Agenda for clarification** as Cynthia from MDG would be present; 2) check with Jerry on any progress he has made.
- 2) Clarification of Upcoming Meetings and Public Hearings:**
 - a) **Wednesday, March 22, 7:00 pm (Media Center): City Council meeting with a public informational hearing on the Park Plan for Eagle Park starting around 8:00 pm.**
 - b) **Tuesday, April 11, 7:00 pm (Media Center): Joint City Council and Planning Commission meeting: continue discussion and public hearing on environmental preservation section of ordinances and also the City of St. Cloud's Environmentally Sensitive Areas Ordinance and perhaps some reference to a similar ordinance in process for the City of Sartell.**
 - c) **Wednesday, April 12, 7:00 p.m. (Media Center): City Council meeting.**

******* Linda announced that she would be absent from the April 11th meeting and would therefore be unable to take minutes.**

Adjournment: Moved and seconded to adjourn the meeting:. Time: 8:15 p.m. **Passed.**

Chairman _____ **Rec. Sec.** _____