

**Amended
City of Rockville Planning Commission Minutes
September 13, 2005 Time: 8:00 p.m.
Place: John Clark Elem. School Media Center**

The meeting was called to order by Chair Bechtold at 8:00 p.m.

Roll Call: Present: Chair Jerry Bechtold, Dale Borgmann, Dan Hansen, Linda Peck, Toni Honer. Kathleen Stanger arrived at 8:05 pm. Also present: Vern Ahles (liaison with City Council).

Staff: Judy Neu, Administrative Assistant.

Approval of Agenda/Amendments: Moved and seconded that the agenda/amendments be approved. **Passed.**

Approval of Minutes of 8-23-05 (regular Planning Commission Meeting) and 09-08-05 (Special Planning Commission Meeting with MDG, Inc.): Moved and seconded to approve these minutes as presented. **Passed.**

New Business:

- a) **Public Hearing: Lightle/Skaja variance request.** Jerry opened the Public Hearing at 8:02 p.m. Vern Ahles read the public hearing notice as regards this variance request which is to construct a 7 foot by 7 foot addition to the front entrance of the single family dwelling in the R-1 Shoreland District. The addition is planned for the northwest corner of the existing structure 55 feet 3 inches from Lake Road. The required setback from the road centerline is 63 feet in the shoreland district. Wade Skaja shared some photographs of the dwelling with the Commission and went into more detail about the variance request. The entire dwelling was essentially never properly aligned on the property due to some unforeseen issues with the placement of Lake Road. Wade has done extensive interior work on the structure and intends to remove the siding which is 10 percent asbestos. This siding will be properly disposed of at a site in Becker. Judy Neu read a letter of support for the variance request from Travis Kent, the landlord of an adjacent property. **Moved and seconded to close the Public Hearing at 8:12 p.m. Passed.** Short discussion by Commission members. Jerry gave some historical background on Lake Road's alignment. In essence the road was not constructed in the correct place. Many landowners along sections of Lake Road actually own the land under the road and are taxed for that ownership. Commission members were in agreement that this variance request and the work Wade Skaja is undertaking will actually be a major improvement. The home will be more livable, more attractive for the neighborhood and safety will be improved. Jerry read through the **Finding of Fact Supporting/Denying a Variance. Roll call vote resulted in each of the 6 items receiving unanimous Yes votes.** Moved and seconded that the **Planning Commission recommends**

approval of the Lightle/Skaja variance request by the City Council. Passed unanimously.

- b) **Approve Administrative Plat: James Gross:** Jim Gross was present and went over his request for this Administrative Plat. Tract A (5.01 acres) will be separated from Tract B (0.12 acres). A survey of the land has been completed (Certificate of Survey provided in packet). Several months ago, the Commission reviewed this situation for an Administrative split. In total Mr. Gross has 40.2 acres in Sp-1 which means that 1 house is allowed. Thirty five acres had been set aside with 5.13 acres split off. His Administrative Plat request is to sell 5.01 acres (Tract A) of this 5.13 acre piece for a house site leaving 0.12 acres (Tract B) open. The Certificate of Compliance has two major requirements: 1) Tract B (0.12 acres) shall not be buildable and no building permit shall be issued for the erection of any structure; 2) These conditions shall be incorporated into the deed transferring the property. **Moved and seconded that the Planning Commission approve this Certificate of Compliance for the real property assigned parcel ID number 76.41625.600/001 owned by James Gross located in the City of Rockville. Unanimous approval.**
- c) **Garbage Service:** In the Commission's packet for this meeting was a copy of Chapter 50: Garbage and Rubbish (source: Minnesota Basic Code – Public Works). Judy explained that it was included as background information in light of complaints received at the City Office that some people in the City (R-1) are burning garbage. Although complaints have been received and must be investigated, it is difficult to validate whether or not a violation has occurred. Discussion followed. Enforcement is a difficulty. Hopefully more public information about the situation and proper ways to dispose of garbage and rubbish will be all that is needed. **Motion was made to have the city council address the garbage disposal issue.**

Miscellaneous:

- a) Reminder that there are site visits scheduled for September 14: Klein's, Bauerly's and Hansen's starting at 9:00 a.m. Those going should meet at City Hall at 8:45 a.m. Jerry mentioned that he had contacted other cities in various counties inquiring on how they handle out-side storage situations and site visits. Many other cities do have subcommittees making site visits. Following each visit, a letter is sent to each business/owner espousing on the good points of their efforts with any recommendations on possible improvements that might be considered. Essentially being positive and following up with reminders on ways things could be improved works better than "the stick." In light of this discussion it was **Moved and seconded that City Staff send a letter to Stonecrafters complimenting them on the visual improvements they have already undertaken since our site visit. Approved unanimously.**
- b) There are two people who have submitted applications to serve on the Planning Commission: Duane Willenbring and Roger Schmidt.
- c) In November the Planning Commission's regular meeting cannot be on November 8th (voting day). Tentatively the meeting will be scheduled for Thursday, November 10th.

d) **Next Planning Commission meeting (Sept. 27) discuss Administrative Plat**

e) Upcoming :

- 1) Sept. 19th or 20th, 7:00 pm **upstairs at City Hall**, meeting with MDG to discuss offstreet parking and landscaping
- 2) Sept. 27, Planning Commission meeting 7:00 at Media Center-**was cancelled**
- 3) Sept. 28th, Boundary Commission & Planning Commission Meeting at 6:00 pm followed by public hearing at 7:00 pm – Media Center
- 4) October 11th Planning Commission Meeting
- 5) October 18th meeting with MDG to discuss signs – time 6:00 pm – upstairs at City Hall

Adjournment: Moved and seconded that the meeting be adjourned at 9:15 pm. Passed.

Chairman: _____

Rec. Sec. _____