

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
MONDAY, JANUARY 08, 2008 – 7:00 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, Dale Borgmann, Steve Dietman, Jerry Bechtold, Jerry Tippelt & Dan Hansen.

Staff members present were: City Administrator Rena Weber, Utility Billing/ Administrative Assistant Judy Neu.

Others present: Mike Schneider & Greg Simones

**APPROVAL OF AGENDA/AMENDMENTS – *Motion by Member Hansen, second by Member Borgmann, to approve the agenda and addition as presented. Motion carried unanimously.***

**APPROVAL OF MINUTES 12/10/07 – *Motion by Member Bechtold, second by Member Tippelt, to approve the minutes of 12/10/07 as presented. Motion carried unanimously.***

**NEW BUSINESS**

**ORDINANCE 2008-45 AMENDING SUBDIVISION ORDINANCE –**Chair Honer read the written document that was prepared by Attorney Jim Mogen regarding **ORDINANCE NO. 2008-45 ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE SUBDIVISION ORDINANCE**

**THE CITY COUNCIL OF THE CITY OF ROCKVILLE STEARNS COUNTY, MINNESOTA DOES HEREBY ORDIAN:**

**SECTION 1:**

**AMENDING ROCKVILLE’S SUBDIVISION ORDINANCE SECTION 5: PRELIMINARY PLAT, Subdivision 1(2) TO READ:**

Five 24” x 36” copies of the preliminary plat, plus additional copies as requested.

**SECTION 2:**

**AMENDING ROCKVILLE’S SUBDIVISION ORDINANCE SECTION 5: PRELIMINARY PLAT, Subdivision 1(3) TO READ:**

Fifteen 11” x 17” copies of the preliminary plat, plus additional copies as requested.

**SECTION 3:**

**AMENDING ROCKVILLE’S SUBDIVISION ORDINANCE SECTION 6: FINAL PLAT, Subdivision 1(1) TO READ:**

Five 24” x 36” copies of the final plat, fifteen 11” x 17” copies, plus additional copies as requested.

**SECTION 4:**

**AMENDING ROCKVILLE’S SUBDIVISION ORDINANCE SECTION 11: MINOR SUBDIVISIONS, Subdivision 1(4) TO READ:**

All copies of the Certificate of Survey shall be 11” x 17” in size.

Rena Weber explained that the amendment to Ordinance No. 2008-45 is just reducing the number of copies needed for platting a parcel.

**Motion by Member Hansen, second by Member Borgmann, to recommend adopting the amendments to Subdivision Ordinance No. 2008-45 as presented. Motion carried unanimously.**

**ORDINANCE 2008-46 AMENDING ORDINANCE – Chair Honer read the written document that was prepared by Attorney Jim Mogen regarding **ORDINANCE NO. 2008-46 ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE ZONING ORDINANCE****

**THE CITY COUNCIL OF THE CITY OF ROCKVILLE STEARNS COUNTY, MINNESOTA DOES HEREBY ORDIAN:**

**SECTION 1:**

**Amend Rockville’s Zoning Ordinance SECTION 16: “A-40” AGRICULTURAL DISTRICT by deleting Subdivision 9 (Setback Requirements) and renumbering the Section.**

**SECTION 2:**

**Amend Rockville’s Zoning Ordinance SECTION 9: GENERAL REQUIREMENTS by adding the following Subdivision 27:**

**Subdivision 27: SETBACK REQUIREMENTS.**

Except where more strict standards are provided in this Ordinance, the following setback requirements shall apply:

1. Minimum Building Setbacks
  - A. Side yard: 50 feet from side lot line or boundary.
  - B. Rear yard: 50 feet from rear lot line or boundary.
  - C. Roadway:

<b>Classified Roads</b>	<b>Setback from Road Centerline*</b>	<b>Setback from Road Right-of-Way*</b>
Principal Arterial	150	75
Minor Arterial	120	60
Major Collector	100	50
Minor Collector	100	50
<b>Un-Classified Roads</b>	<b>Setback from Road Centerline*</b>	<b>Setback from Road Right-of-Way*</b>
County Road	100	50
Township Road	63	30
Private Road Easement	63	30

\*THE MORE RESTRICTIVE SETBACK SHALL APPLY

- D. Animal Feedlots and manure storage facilities shall meet the setback provisions of this Ordinance or Stearns County’s Ordinances whichever is more restrictive.

**SECTION 3:**

~~Amend Rockville's Zoning Ordinance SECTION 16: "A-40" AGRICULTURAL DISTRICT by deleting Subdivision 11, LOT COVERAGE and renumbering this Section,~~

**SECTION 4:**

Amend Rockville's Zoning Ordinance SECTION 17: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT by deleting Subdivision 5: (7) and replacing it with the following:

Subdivision 5(7): **IMPERVIOUS SURFACE**. Impervious surface coverage of a lot shall not exceed twenty-five percent of the lot area.

**SECTION 5:**

Amend Rockville's Zoning Ordinance SECTION 18: "R-2" TWO FAMILY RESIDENTIAL DISTRICT by deleting Subdivision 5: (7) and replacing it with the following:

Subdivision 5(7): **IMPERVIOUS SURFACE**. Impervious surface coverage of a lot shall not exceed twenty-five percent of the lot area.

**SECTION 6:**

Amend Rockville's Zoning Ordinance SECTION 19: "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT by deleting Subdivision 5: (7) and replacing it with the following:

Subdivision 5(7): **IMPERVIOUS SURFACE**. Impervious surface coverage of a lot shall not exceed twenty-five percent of the lot area.

Rena Weber explained that "Setback Requirements" for roadways were located under Section 16: Agricultural District. This section affects all districts and is asking for it to be moved to Section 9: General Requirements.

Rena Weber suggests discussing Section 3 "the Lot Coverage in the AG-40 district" because Member Bechtold had some concerns. The thought process behind this was, who would measure the lot coverage in the AG-40 district.

Member Bechtold explained the reason for the lot coverage in the AG-40 district is because there was no control over lots with 1 acre parcel. The legal descriptions were metes and bounds and properties were measured from the center of the road. The problem is when they build a house and accessory structure on a 1 acre parcel, it will cover majority of the lot.

Member Bechtold recommends leaving Section 16: "A-40" Agricultural District Subdivision 11, Lot Coverage in.

Rena Weber reported that the Floor-Area-Ratio is being deleted and replacing it with 25% Impervious Surface.

**Motion by Member Bechtold, second by Member Hansen, to recommend adopting Zoning Ordinance No. 2008-46 with that amendment. Motion carried unanimously.**

**ORDINANCE 2008-47 AMENDING ORDINANCE** - Chair Honer read the written document that was prepared by Attorney Jim Mogen regarding **ORDINANCE NO. 2008-47 ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE SUBDIVISION-ZONING ORDINANCE**

**THE CITY COUNCIL OF THE CITY OF ROCKVILLE STEARNS COUNTY, MINNESOTA DOES HEREBY ORDIAN:**

**SECTION 1:**

The City's Zoning Ordinance (Zoning Code), Section 24, Subdivision 5 is amended to read as follows:

**Subdivision 5: USE OF PLANNED UNIT DEVELOPMENT IS RESTRICTED**

Planned unit developments are not permitted within the SP-1 Zone, except as required by Section 16, Subdivision 12 for purposes of platting property for subdivision. In no event my Planned Unit Development be used to alter, amend, vary or avoid the requirements of this SP-1 zoning district.

Rena Weber reported that there are 2 areas in the ordinance that contradicts themselves in the verbiage. In **Section 16: "AG-40" Agricultural District Subdivision 12, Planned Unit Development (PUD)** it states that all plats with the Agricultural District shall be by Planned Unit Development. In **Section 24: "SP-1" Special Protection District Subdivision 5, No Planned Unit Development** it states Planned Unit Developments are not permitted within the SP-1 Zone. Currently the ordinance is stating that you will not allow any subdivision.

Member Bechtold stated you are just cleaning up the land use.

Rena Weber reported a correction on Ordinance No. 2008-47 it should say Rockville Zoning Ordinance not Subdivision Ordinance

**Motion by Member Bechtold, second by Member Borgmann, to recommend adopting the amendment to Zoning Ordinance No. 2008-47 as presented. Motion carried unanimously.**

**PLANNING COMMISSION MEMBER/STAFF REPORT:**

Rena Weber reported that the staff should meet Monday morning regarding the 2 requests that came in.

1. Dan Hansen brought in a concept plan. He is requesting to subdivide 127 acres into 3-40 acre lots. After reviewing the concept plan there are some questions/concerns regarding:
  - A tracking of the history going from one large lot to smaller lots needs to be provided
  - If this has not been subdivided then the area can be considered for platting
  - Parcel D (if approve) would have to be added to Peter Walz's parcel
  - The proposed road off of Ahles Road does not meet road requirements- concern of fire truck access.
2. Greg Simones brought in a concept plan. He is requesting to subdivide 10 acres, it is zoned AG-40 and the future Land Use map shows Low/Medium Density Residential. This is a concept plan.

Rena Weber reported that the EDA has been working on.

- Few Businesses that want to locate in the City
- Grants to help businesses repair their building-4 businesses that are interested in it.

Discussion was held on:

- Safety Glass, Cost, Emergency Lock Down Procedure
- Steel Roofs
- Composting

- Moratorium on Development Rights
- Manure Pit

**DISCUSSION WAS HELD ON WHERE YOU WOULD LIKE TO SEE A SCHOOL.**

Rena Weber explains that the Rocori District has formed a Middle School task force. They are still looking for volunteers to join the committee. They would like to see representation from Rockville, Richmond and Cold Spring.

Member Bechtold voiced concerns that the new school that is being built in St Joseph may have effect on this committee and that Rockville needs to show representation to voice our concerns at the task force meeting.

**ADDITION TO THE AGENDA**

**DISCUSSION ON COUNCIL LIAISON:** Chair Honer reported that Member Palmer term has expired. Council Member Volkmuth agreed at the last City Council meeting to be the next Liaison. City Hall received notice that Member Volkmuth is unable to fill that position. Chair Honer suggests recommending Council Member Vern Ahles to be the Liaison.

**OLD BUSINESS-**There was none.

Next Joint meeting January 22, 2008.

**ADJOURNMENT – *Motion by Member Borgmann, second by Member Hansen, to adjourn the meeting at 8:31 p.m. Motion carried unanimously.***

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**JUDY NEU**  
**BILLING CLERK/ADMINISTRATIVE ASST**

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**TONI HONER**  
**CHAIR**