

City of Rockville Planning Commission Minutes
April 12, 2005 Time: 7:00 pm
Place: John Clark Elem. School Med. Ctr.

Present: Jerry Bechtold, Toni Honer, Dale Borgmann, Linda Peck, Dan Hansen, Don Merten, Kathleen Stanger (7:10 pm), Vern Ahles (liason from City Council).

Staff: Judy Neu

Approval of Agenda/Amendments: Moved by Don, seconded by Toni, to approve the agenda and amendments. Passed.

Approval of Minutes 03/22/05: Moved by Toni, seconded by Don, to approve the minutes pending clarification and validation of the section on page 3 on the Conservancy District C-1. Passed.

New Business: Jim Gross-split. Jim Gross own 95.92 acres of land under the SP-1 zoning. Five acres of his parcel is where the old homestead is located. This 5 acre piece is separated from the other 90.92 acres by Lake Road. The northern edge of the property is adjacent to CR 47. Land north of CR 47 is zoned AG-40. Jim would like to sell the 5 acre homestead piece thus splitting it from the other 90.92 acres (presently rented out for agricultural use). Linda moved, Toni seconded, that the split be approved contingent on 1) obtaining a certificate of survey, and 2) obtaining a new ID number for the 5 acre piece accompanied by a 35 acre dedicated set-aside from the remaining 90.92 acre piece. Passed unanimously.

Old Business:

- a) Public hearing Rockville EDA/Pierre Hansen Conditional Use Permit. This situation falls under an Administrative Plat, not a Planned Unit Development. A wetland delineation for the parcel needs to be completed but can not be done by Stearns County Environmental Services. A private certified wetland delineator will have to be hired to complete the work. Thus no further action can be taken until the delineation is completed.
- b) Transitional Zoning: The City's attorney, John Kolb, was unable to be present at this meeting. As such, the discussion on transitional zoning, cluster developments, open space developments, woodland protection, and conservancy districts will be postponed until our next meeting. Also to be addressed at our next meeting will be 1) how compliance with conditional use permits is enforced, and 2) a clarification on what happened to the idea of a Conservancy District as Rockville's zoning ordinances evolved.

Additions to the Agenda:

- 1a) Brian and Joann Hatten – 15x15 4 Season Addition (Zoned B1): The Hattens explained that the addition was a medical necessity as a member of their family can no longer go upstairs or downstairs to reach the bedrooms. Dan moved, Don seconded, approval of the conditional use permit for the addition. Passed.

- 2a) John Herberg & area neighbors – request to talk about rezoning. Brian Herberg was the spokesperson for the group. John Herberg owns approximately 127 acres of land in the SP-1 District. There is interest in locating several homes on this land but, to do what is desired by the interested parties, a rezoning to AG-40 is probably necessary. Several adjacent landowners are also interested in building homes or selling some of their land for home construction. Much discussion followed attempting to clarify what parcels of land were zoned SP-1, which were in areas designated as Transitional Ag under our new zoning maps in our Comprehensive Plan, and what additional information was needed prior to a decision being made on this rezoning request by the Planning Commission. Kathleen referred Brian to the section in our Zoning Ordinances (see Section 29: Amendments/Rezoning on pages 148 and 149) that outlines the process for a rezoning request and the information that must be provided in the Zoning Application Form. The Zoning Administrator must receive the completed application at least seven (7) days prior to the Planning Commission’s next scheduled meeting. Brian will proceed in gathering this information and come back to the Commission at a future meeting.
- 3a) Request for a Sign to be placed by Mary of the Immaculate Conception Church: The sign requested is only 15 inches by 15 inches and would be posted for safety reasons. The sign would state: “No skate boarding on church property.” It is not necessary for the Planning Commission or the City Council to be involved. This sized sign and its location on church property can be made by the Church without City approval.

Open Forum: Tom Porwoll who resides at 10652 Chapel Street is interested in purchasing a piece of property from an adjacent property owner so that he can construct a shed (100 feet by 50 feet) mainly for storage purposes. The land is zoned R-1. Jerry indicated that it was okay for him to proceed with the purchase.

Discussion on the Appropriateness of the Open Forum: Jerry expressed concerns over having the open forum option at Planning Commission meetings. He would like to see the open forum eliminated. Instead citizens should be encouraged to get on the official agenda. This would be fairer for both the citizens and the Commission members. Jerry moved, Dale seconded, that the open forum time on the agenda be eliminated. Passed unanimously.

Additional discussion followed as regards the open forum agenda at Rockville’s City Council meetings. Citizens must wait until the very end of City Council meetings to bring up an item. Could not this be allowed earlier on as a courtesy to the public especially if the time limit of 4 minutes per person was enforced? At Stearns County meetings, the open forum is at the beginning of the meeting, people are limited to three minutes and the total time allotted for the open forum is restricted. The City of St. Cloud also has an allotted open forum time period and restricts any one individual citizen to one presentation every three months.

Adjournment: Moved by Toni, seconded by Dale, to adjourn. Passed. Time: 9:10 pm

Chairman: _____ **Rec. Sec.** _____

