

**City of Rockville Planning Commission Minutes**  
**September 27, 2005 Time: 7:00 p.m.**  
**Place: John Clark Elem. School Media Center**

The meeting was called to order by Chair Bechtold at 7:00 p.m.

**Roll Call:** Present: Chair Jerry Bechtold, Dale Borgmann, Dan Hansen, Linda Peck, Toni Honer. Absent: Kathleen Stanger and Roger Schmidt. Also absent: Vern Ahles (liaison with City Council).

**Staff:** Judy Neu, Administrative Assistant.

**Approval of Agenda/Amendments:** It was moved and seconded that the agenda/amendments be **approved with the following additions:** 1) Update on Skaja RV Use – R1 Shoreland; 2) Wetland plans under consideration (Dan Hansen’s property); 3) Site visits by Planning Commission. **Passed.**

**Approval of Minutes of 9-20-05: Special Meeting of Planning Commission:** It was moved and seconded that these minutes be approved as presented. **Passed.**

**New Business:**

- a) **Issue Oath of Office:** Roger Schmidt was absent due to illness so this was postponed until our next scheduled meeting.
- b) **Hubert Lane Plat:** Each member of the Commission was given a Preliminary Plat Sketch. Jerry summarized the recent history that has been evolving along Hubert Lane involving the Boundary Commission, the landowners, the engineers, and other city staff. This historical update was a courtesy to all the Planning Commission members in light of the Public Hearing on Hubert Lane taking place September 28<sup>th</sup> at the Media Center (John Clark Elem. School). Key points: 1) All property owners along Hubert Lane have been kept informed as the situation has progressed. Two property owners, Everett Balko and Don Landwehr have spent considerable time talking and working closely with the other landowners during this often frustrating and difficult period. 2) The Boundary Commission’s function has been to clarify boundaries for certain properties. They will present their findings and recommendations to the Council. 3) A decision has been made on the location of Hubert Lane: **Hubert Lane does exist in place.** Following the public hearing, the City Council will either approve the Boundary Commission’s preliminary plat sketch as presented, approve with minor changes, or table it to a later meeting. Once approved, letters will go out to each property owner requesting that the following be documented: 1) If they have a mortgage, who is their mortgage company? 2) On the deed for the property, who are the owners and what are their addresses? If this information is provided by the land owners, costs for legal services will be reduced. In addition, this information can help reduce legal fees should disputes arise. At present there are two adjacent properties where a dispute is in process as to where the valid property line falls.

Should the City Council approve the Boundary Commission's sketch plat, the two properties in dispute will be excluded in the approval. Each homeowner along Hubert Lane has had costs incurred as a result of this process amounting to about \$1000. Without the assistance of the Boundary Commission this cost could have reached \$3000.

- c) Review Administrative Plat Form: Two additions to the Application Form were recommended:** 1) The applicant submit a detailed description of the request and why it is being made; 2) include a vicinity map with surrounding property owners and roads identified. **Both additions were approved.** Discussion followed as regards the administrative plat requested by James Gross at the Commission's September 13<sup>th</sup> meeting. The City Council tabled this request at its September 21<sup>st</sup> meeting pending further clarification. Questions: 1) It was the understanding of the Commission that Administrative Plats did not have to be approved by the City Council; 2) There is confusion on what is actually being requested by Mr. Gross; 3) This confusion stems from an earlier request by James Gross for a land split (see Planning Commission Minutes for April 12, 2005). City staff will work on figuring out what is happening in light of the Council's concerns and report back to the Planning Commission.

**Additions to the Agenda:**

- 1) Update on Skaja RV Use-R1 Shoreland:** At the Planning Commission's August 23<sup>rd</sup> 2005 meeting, a motion was passed that Rena Weber and Jerry Bechtold meet with Stearns County staff as regards the two RVs on land by Pleasant Lake. Jerry reported the following from this meeting: 1) There is an existing abode (cabin) on this parcel of land; 2) It is possible to **STORE one trailer** but one **cannot live in this trailer**; 3) A **second trailer is NOT allowed**. If this was under the jurisdiction of Stearns County, the trailers would already be gone from the property. Two options exist: 1) the Skajas could request a seasonal variance from the City Council. A seasonal variance sets a strict time limit (usually April through November) that the trailer could be present. Such a variance would have to be requested and approved each year and be accompanied by a \$200 fee payment per year. Each request would require a public hearing. 2) The Skajas could decide to upgrade the cabin vs. pursuing the RV option. It is important that other people residing by Pleasant Lake realize that this situation is being looked at by the Planning Commission. **This issue needs to be resolved at a future Planning Commission meeting under Old Business!**
- 2) Dan Hansen-Discussion of Wetland Restoration Possibilities on Gravel Pit:** Dan shared his vision for a wetland being established on his gravel pit site. Before any decisions can be made by the Commission or City Council the following are needed: 1) get certificate of survey for MNDOT's right of way along TH 23; 2) put together a development plan as more gravel is being removed from the site; 3) a plan would identify where material is being removed and the shape and slope of the area once gravel is removed. This would be coupled with phases of restoration on

the mined sites including appropriate plantings and wetland restoration; 3) a conditional use permit would be required. When this is requested for consideration, a draft of the development plan should be completed. When Dan is ready he should request getting on the agenda under New Business.

**3) Site Visits:** Decisions: The Planning Commission (Secretary and Chair) will be responsible for sending out the site visit letters (whys and wherefores); after the visit follow-up letters will be sent. These letters should be the responsibility of the Commission, not the staff. Site visits should be open to any Commission and Council member that is able to attend. These visits are a learning opportunity for all of us and are a way to form positive relationships with businesses and citizens in the City of Rockville. Possible future site visits suggested: 1) Rockville Transportation on C.R. 8; 2) Mike’s Repair on C.R. 47; 3) Old Rockville Nursery site (C.R. 8); 4) Hydro Engineering (C.R. 8).

**Items for Next Meeting of Planning Commission:** 1) Three public hearings (Klein, Voigt, Sorenson); 2) Skaja’s RV situation on Pleasant Lake (Old Business).

**Adjournment:** Moved and seconded that the meeting be adjourned at 8:50 p.m. **Passed.**

**Chairman** \_\_\_\_\_

**Rec. Sec.** \_\_\_\_\_