

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,
TUESDAY, JUNE 12, 2012 – 6:30 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, Jerry Bechtold, Dale Borgmann, & Liaison Jeff Howe. Jerry Tippelt arrived @ 6:33 p.m. Absent Susan Palmer.

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

Others present: John Stommes & Stewart Lenzen.

APPROVAL OF AGENDA/AMENDMENTS – Motion by Member Bechtold, second by Member Borgmann, to approve the agenda. Motion carried unanimously.

APPROVAL OF MINUTES 05/08/12 – Motion by Member Bechtold, second by Member Borgmann, to approve the minutes of 05/08/12 as presented. Motion carried unanimously.

Member Tippelt arrived 6:33 p.m.

NEW BUSINESS

**JOHN STOMMES-LOOKING AT PURCHASING PROPERTY TO BRING IN A BUSINESS:
(Maintenance & Repair shop for equipment-gravel crushing equipment)**

Zoning Administrator Rena Weber reported that Mr. Stommes is interested in purchasing property from the OLink Family Trust. The property is located on the corner of County Road 82 East (Broadway Street) and State Highway 23 it is zoned Agricultural and there is 31.6 acres. At some point Mr. Stommes would like to build a house but right now just build maintenance and repair shop for gravel crushing equipment.

Discussion was held on:

- The zoning of the property & maybe need to rezone
- Principal Structure & Principal Use
- Location of buildings-Mr Stommes stated there is a bare spot on the property.
- Storage-Would store some of the equipment in the buildings but not all.
- Buffer- Mr. Stommes stated 90% of the tree would stay.
- Well/Septic – Mr. Stommes is well aware that there are no city services.

Mr. Stommes explained that they would like to build a 160 x 100 building and 50 x 80 cold storage shed. There would be no crushing it would be strictly repairing equipment there.

The Planning Commission members explained that Mr. Stommes would need to rezone the property to I-2.

DISCUSSION ON AMENDING ORDINANCES: Zoning Administrator Rena Weber reported that

ORDINANCE NO. 2012-74

ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE ZONING CODE

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

SECTION 1:

Amend Rockville's Zoning Ordinance SECTION 8: Rules and Definitions Subdivision 2 by adding:

"ABANDON" The cessation of a specific use of a property for a period of 12 or more months.

"EXPANSION" An increase in the floor or land area or volume of an existing building.

"PRINCIPAL BUILDING" A building or group of buildings which are permanently affixed to the land and which are built, used, designed or intended for the shelter or enclosure of the principal use on the property."

"PRINCIPAL USE" The primary or predominant use of any land and/or buildings and the main purpose for which the land and/or buildings exist.

SECTION 2:

Amend Rockville's Zoning Ordinance SECTION 12 Subdivision 9 Signs by:

C. Electronic Variable Message Signs. The preferred sign type relating to the electronic message sign is a monument type. If the EVM is displayed in a pylon sign type said sign shall include a landscaped base wherein planter boxes, shrubs, flowers, etc. are preferred. Electronic message signs may be allowed under applicable provisions of this Ordinance provided that:

1. The message does not change more than once in Six (6) seconds, excluding time and temperature;

SECTION 3:

Amend Rockville's Zoning Ordinance Section 20 B-1 Central Business District by adding:

B1 –(USED FOR RESIDENTIAL PURPOSES)

Subdivision 8: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

R-1 Single Family Residential District – refer to procedure set forth in Section 17.

R-2 Two Family Residential District – refer to procedures set forth in Section 18.

R-3 Multiple Family Residential District – refer to procedures set forth in Section 19.

SECTION 4:

Amend Rockville's Zoning Ordinance Section 22 I-1 Light Industrial by adding:

Subdivision 2 Permitted Uses

18. Uses the City Council considers to be of a commercial nature and not detrimental to the City's general health and welfare.

The Planning Commission members are okay with the amendments.

Liaison Jeff Howe will do some research into the B-1 (used for residential purpose) because he is not in favor of variances.

SCRABECK/LENZEN CAMPERS ON SITE: Zoning Administrator Rena Weber reported there was concern that were voiced at the Grand Lake Association meeting regarding campers that

are to the east of the City lift station near Grand Lake. Stewart Lenzen owes one of those lots that Clarence Bloch sub-divided about a year ago. If you remember those lots were platted as not a buildable lot.

The concerns are:

- Parking of RV (Campers) could be permanent
- No sewer (Take to dump station)
- That it has electric hooks
- Access lots
- Docks

Zoning Administrator Rena Weber reported her recommendation would be no permanent structure and campers can only be on site for 2 months then they need to be off.

Stewart Lenzen explained that he didn't think this would cause a problem, that's why he bought the lot. He doesn't want to cause any problems with any other residents around the lake but there is other campers that have been there 10-15 years and never been moved. He lives in Florida and comes to Minnesota for the summer months.

Chair Honer questioned "When did you move the campers in?"

Stewart Lenzen stated 2 weeks ago he moved his camper in. Jeff & David had there camper down by the lake but last year it was so wet they decided to move it to the other lot away from the lake, in which this would be better for the lake.

Zoning Administrator Rena Weber reported that she will send them a letter.

Stewart Lenzen questioned that Jeff Lenzen and David Scrobeck camper is fine because it's been there for 15 years.

Zoning Administrator Rena Weber reported that they could put it back on the lot where Michael's camper is parked because that lot was not part of this plat. Then they would be okay.

Stewart Lenzen explained Michael uses his camper all the time.

Zoning Administrator Rena Weber reported that Jeff Lenzen and David Scrobeck can store their camper on the lot that is on the North side of Hubert Lane (Block 1 Lot 3, Parcel 76.42189.0002), Stewart Lenzen can only have his camper there for 2 months then it needs to be removed, Michael's camper shouldn't be there but he is coming and going all the time, just so the camper is not there during the winter.

The Planning Commission Members agreed that no permanent structures on the lots and the campers need to be removed in 2 months.

PLANNING COMMISSION MEMBER/STAFF REPORT –

Maybe a retail business in the old post office: Just informational

Member Bechtold stated he has an issue with the Mick property which is +32 acres being zoned R-1. He doesn't understand why this ever got changed because you have the Industrial zoned to the south and the gravel pit to the east of them which the smoke and dust rolls right over the berm. He thinks it was a mistake when they changed the zoning on the property and should be look into how we can change it.

Member Tippelt explained if Mr. Stommes goes ahead with his proposal and we require Mr. Stommes to leave a buffer up then should SJ Louis Construction continue the berm all the way down. The reason for where the berm stops currently is because SJ Louis stated they weren't going to use that other lot.

Zoning Administrator Rena Weber reported that SJ Lois Construction was told to do that. She will send another letter.

ADJOURNMENT – Motion by Member Tippelt, second by Member Borgmann, to adjourn the meeting at 7:30 p.m. Motion carried unanimously.

**JUDY NEU
ADMINISTRATIVE ASST**

**TONI HONER
CHAIR**