

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,
TUESDAY, AUGUST 11, 2015 – 6:02 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Acting Chair Toni Honer. Roll call was taken and the following members were found to be present: Member Toni Honer, Member Jerry Tippelt, Member Dale Borgmann and Member David Meyer. Susan Palmer – Liaison

Absent were: Chair Becker

Staff members present were: Zoning Administrator Rena Weber

Others present: Debbie Weber, Jay Larson, Duane Willenbring & Joanne Bell.

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

APPROVAL OF MINUTES 7/14/15 – Motion by Member Meyer, second by Member Tippelt, to approve the 7/14/15 minutes as presented. Motion carried unanimously.

New Business:

**PUBLIC HEARING FOR DEBRA WEBER @ 10712 CHAPEL STREET,
at 6:00 pm – Variance
NOTICE OF PUBLIC HEARING
CITY OF ROCKVILLE**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, August 11, 2015 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Debbie R. Weber for a variance from Accessory Building Requirements. The address of the property is: 10712 Chapel Street with a legal description of: 6.07 Acres P/O W2SW4SE4 lying N of SAR 47 less 2.18A NW of Hwy. 23 & less .66 A to City of Rockville

Section 9: General Requirements Subdivision 2: Accessory Buildings J, Number of Structures says:

Unless the zoning district has a stricter limit, the number of accessory buildings in all zoning districts shall be limited to two (2) detached accessory buildings and/or garages of any size.

The request is to construct a 5th accessory structure in the R-1 District.

RE: VARIANCE

76.41616.0050 Owner: Debbie R. Weber

Property Address: 10712 Chapel Street, St. Cloud, MN 56301

REQUEST:

Approval to construct a 5th accessory structure and to locate it in the R-1 District.

RELEVANT INFORMATION

1. Property is zoned R -1
2. Property is 6.07 acres
3. The owner has a house, garage, 28' x 60' accessory structure, wood shed and chicken coop presently.
4. The owner proposing to match the siding and roof the same as the current accessory structure.
5. 10 notices of public hearing were sent out.
6. Comprehensive Comp plan shows this area to be rezoned to Business Park/light industrial.

RECOMMENDATION

1. Because this lot contains 6.07 acres more or less and it not really planted for crop land the use could be allowed.
2. If the number of accessory units is a concern – request that they remove one or more.

Acting Chair Honer questioned the sizes of the buildings currently there. Debbie Weber informed her of the approximate sizes.

Liaison Palmer questioned the proposed use and whether it is for rental storage. Debbie Weber replied that it is not for rental storage.

Motion by Member Meyer, second by Member Borgmann, to close the public hearing at 6:09 pm. Motion carried unanimously.

Member Tippelt asked why she is not re-zoning this to RR (Rural Residential). The Comprehensive Plan shows this to become Business Park/light industrial in the future.

FINDINGS OF FACT

A review of the finding was done

1. 4 Yes
2. 4 Yes
3. 4 Yes – Potential to re-zone to Business
4. 4 Yes – No ordinance fits this situation
5. 4 Yes

Motion by Member Meyer, second by Member Borgmann, to recommend approval of the Variance request as presented. Motion carried unanimously.

Staff Report:

Jay Larson – request to remove PUD

Rena Weber reported that in the past month we approved a CUP for Dennis and Amy Harren. Part of the approval process required the Harren's to rectify their driveway access. Jay Larson would like to sub-divide property from H & L Properties PUD. This PUD was approved prior to consolidation and Stearns County has stated they have no authority in the city so it is up to us if we want to lift the PUD. Zoning Administrator Rena Weber reported that she has not done this type of legal work so the city attorney would need to be involved and Mr. Larson would need to pay this expense.

Jay Larson was present at the meeting and explained that since he is looking to sell off a portion of the "shared" land from the PUD he would like to increase the size of the lots to be (3) 2 acre lots with the remaining acreage to become the "shared" land.

Concern was voiced for the need to show 2 septic systems on the 3 remaining lots.
Feedlot would have to be addressed.

Business for next meeting:

Member Honer voiced concern in general to the feedlots popping up along Ahles Road. Stearns County does not enforce feedlots under 10 acres. We currently have to decide what direction to take in regards to animals.

- Harren's – have cows pigs and chickens in addition to the wood cutting business
- Welle's – have 3-5 cows on 5 acres – zoned Ag-40

Member Honer sees this becoming an issue. These would not be allowed under the Rural Residential ordinance.

Liaison Palmer stated we need to enforce the ordinance.

Zoning Administrator Rena Weber indicated that she met with Chelle Benson at Stearns County to discuss contracting with Stearns County to take care of all feedlots.

Add to agenda for next meeting:

- Feedlots on less than 10 acres
- Stearns County contract
- James Kuhl – subdivision of 3 lots
- Vernon Rosckes – variance from front yard setback

ADJOURNMENT – Motion by Member Tippelt, second by Member Meyer, to adjourn the meeting at 6:49 PM. Motion carried unanimously.

**RENA WEBER
ZONING ADMINISTRATOR**

**TONI HONER
ACTING CHAIR**