

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
TUESDAY, FEBRUARY 10, 2009 – 6:27 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, Jerry Tippelt, Steve Dietman, Dan Hansen and liaison Duane Willenbring.

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

Others present: Council Member Jerry Schmitt.

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

**APPROVAL OF MINUTES 01/13/09 – Motion by Member Borgmann, second by Member Bechtold, to approve the minutes of 01/13/09 with a correction that member Bechtold would like the word heard to be added to his statement -** Jerry Bechtold has heard concerns that the City has 6 shoreland owners on the council and only one rural representative. He is not sure that the rural interest is really being considered. **Motion carried unanimously.**

**NEW BUSINESS**

**DEFINITIONS:** Zoning Administrator Rena Weber reported the following written/oral report:

- **ABANDONED SIGN** -keep
- **BLUFF** keep –A. Part or all of the feature is located in a Shoreland area; and D. The slope must drain toward the waterbody.
- **BUILDABLE AREA**-keep
- **BUILDABLE LOT AREA** -keep
- **FEEDLOT**-keep
- **CORRUGATED METAL** change iron to metal
- **DECIBEL** add - A unit of measurement of the intensity of sound level.
- **DISPLACEMENT (VIBRATION)** add-means displacement is the amount of motion involved in a vibration.
- **FRONT YARD** add-means the portion of the yard located between the front line, lot line, side lot lines and the building lines, except for public waters frontage.
- **IMPERVIOUS SURFACE** keep- An artificial or natural surface that is highly resistant to infiltration by water. It includes, but is not limited to surfaces such as compacted sand, clay, or gravel as well as most conventionally surfaced streets, roofs, swimming pools, sidewalks in excess of 3 feet in width, parking lots, and other similar structures, but not including decks or platforms where at least ¼ inch gaps are provided between deck boards for water to drain.
- **INFILTRATION TRENCH** add-means is a type of best management practice (BMP) that is used to manage stormwater runoff, prevent flooding and downstream erosion and improve water quality in an adjacent river, stream, lake or bay. It is a shallow excavated trench filled with gravel or crushed stone that is designed to infiltrate stormwater through permeable soils into the groundwater aquifer.
- **POLE BUILDING** add-Any structure possessing the following characteristics: structural wood poles or timbers buried in ground on individual footings, metal wall coverings hung vertically of less than twenty-eight (28) gauge; or any structure constructed using post-frame design. ~~Such definition shall not include or apply to decks, sign supports, earth retention structures, playground equipment, electric utilities, or any similar structure not covering or enclosing a specific area.~~
- **SITE MAP**-keep
- **SITE PLAN**-keep
- **TRANSFER OF DEVELOPMENT RIGHT** remove-it is more an action not a definition
- **VEGETATION**-keep
- **VIEW CORRIDOR**-remove

- **WIND ENERGY CONVERSION SYSTEM (WECS)** add- Any device that is designed to convert wind power to another form of energy such as electricity or heat (also referred to by such common names of wind charger, wind turbine, and windmill).

***Motion by Member Bechtold, second by Member Borgmann, to accept the definitions as proposed. Motion carried unanimously***

**PLANING COMMISSION SIZE REDUCTION:** Chair Honer reported that at the last council the Council affirmed that the Planning Commission has until the end of this year to reduce the Commission size down to 5 members.

Member Bechtold explained that he did some research regarding the structure of the Planning Commission.

He reported that he had 61 contacts:

- ◆ 4 out of 61 Cities-have a 5 member Planning Commission and that the Council member is the chairperson.
- ◆ 25 out of 61 Cities-only 5 Cities have a Council member a voting member on the Planning Commission. The Council Member is always the chair.
- ◆ 47 out of 61 Cities – have one or more council members attending the Planning Commission meeting. The Council members would assign which month the Council members would attend.

Chair Honer requested comments from both Council Members regarding the reduction of the Planning Commission.

Council Member Schmitt stated that he would like to see it stay as is. The reason being is that you would have more ideas, more opinions & more members to do the research.

Council Member Willenbring stated that Jerry was right on and that the Planning Commission has a whole year to make a discussion. The City Council could get pressure from the populist that states the Council should relook at it.

Chair Honer stated what she was trying to explain at the last Council meeting was that the Council should take the first hundred days (new council) to think about decisions like this before they go on record, before they make motions and then have to go back on the motion because people are up set.

Member Tippelt voice his concerns saying that the Planning Commission should table action on reducing the size of the Commission because if the Planning Commission continues to fight battles with the City Council in defending their decision. The Council is not going have any problems down sizing the Commission because it will happen on its own.

**DISCUSS AG-10:**

Zoning Administrator Rena Weber reported that last year Mr. Keith Knutson explained to the Planning Commission that he would like to see his property be zoned AG-10. Previously Mr. Knutson had gone in front of the Township board to split his property but he never had it recorded. Mr. Knutson was wondering if the City would allow him to split. Zoning Administrator explained that Member Bechtold suggest having Mr. Knutson petition the neighbors to see if they would be okay with it.

Chair Honer will bring it to the next Council meeting for their direction regarding the AG-10 zone.

**REVIEW EVENT CENTER ORDINANCE:**

Chair Honer voiced her concerns regarding this topic. There is a Council Member that was seated last year that gave the Planning Commission no direction, had no input personal or publicly, came to none of the site visits, none of the Planning Commission meetings when this was being

discussed. Now to see this Council Member all fired up over it. He should have given the Planning Commission his concerns when it was being discussed.

Chair Honer explains that the concern regarding the alcohol is a mute point because there is no retail alcohol involved in the Event Center. It states that in the definition. The Event Centers are not going to be a retail liquor establishment. You will not be able to stop there and buy an alcohol beverage.

Council Member Schmitt questioned if there would be any alcohol beverage trucks stopping at any Event Center.

Chair Honer stated "no" it is not a retail liquor establishment.

Member Tippelt explained that you have to rent the facility and have stuff catered in.

Member Borgmann explained that it is not a bar/restaurant.

Zoning Administrator Rena Weber gave the Planning Commission a copy of the draft City Council minutes to review before making any discussion.

Zoning Administrator Rena Weber explained that Mayor Hagen is questioning if the Planning Commission would be interested in having the League of Minnesota (Jed Burkett) come and explain Land Use.

Council Member Willenbring stated that this Joint Meeting should be the City Council, Planning Commission and the Citizens.

**PLANNING COMMISSION MEMBER/STAFF REPORT: None**

**ADJOURNMENT – Motion by Member Bechtold, second by Member Tippelt, to adjourn the meeting at 8:14p.m. Motion carried unanimously.**

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

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**TONI HONER**  
**CHAIR**