

EAST BETHEL PLANNING COMMISSION MEETING

November 17, 2015

The East Bethel Planning Commission met on November 17, 2015 at 7:00 PM for their regular meeting at City Hall.

MEMBERS PRESENT: Glenn Terry* Randy Plaisance Lorraine Bonin
* Chairperson Sherry Allenspach Eldon Holmes
Lou Cornicelli

ABSENT: Tanner Balfany

ALSO PRESENT: Colleen Winter, Community Development Director
Ron Koller, City Council Member

1.0 Call to Order Mr. Terry called the East Bethel Planning Commission meeting to order at 7:00 PM.

2.0 Adopt Agenda **Mr. Terry motioned to adopt the agenda as written. Mr. Holmes seconded the motion. All members were in favor; motion carried.**

3.0 Approval of October 27, 2015 Meeting Minutes Mr. Holmes noted that his name was spelled incorrectly on page 3 of the meeting minutes. The correction was noted.

Ms. Allenspach motioned to approve the minutes with corrections. Mr. Holmes seconded the motion; all others in favor. Motion carried.

4.0 Steve and Tricia Quale dba/Steve's Quality Tree Service Home Occupation IUP

Background Information:

Owner/Property Location:

Steve and Tricia Quale, (dba Steve's Quality Tree Service)
18817 Greenbrook Dr NE 55011
East Bethel, MN 55092
PIN: 33-33-23-12-0007
Zoning: Rural Residential (RR)

Ms. Winter presented the staff report. Mr. and Mrs. Quale own and operate a small tree trimming business, dba/Steve's Quality Tree Service. They just recently built a home in East Bethel and are interested in housing their equipment for the tree service at their residence in a detached Accessory Structure that they are currently in the process of building. They have two seasonal part-time employees from March through October. All equipment would be housed inside the detached Accessory Structure.

Recommendation(s):

If the Planning Commission were to choose to recommend approval of the IUP, it should be subject to the 13 conditions detailed in the staff report.

Ms. Winter stated attached in your packet you will find a site plan drawing that indicates where this is located.

No other members of the public were present to speak. The Public Hearing was closed at 7:11 pm.

Mr. Holmes asked if the pole building was going to be strictly for the business.

Steve Quale, 18817 Greenbrook Dr NE, stated I hope to be able to park my trucks in there; obviously, we got the four-wheelers, boats, stuff like that. Try to keep the place nice & neat from the outside. It makes the wife happiest not to see all the toys, so hopefully I'll have room for everything inside there. Mr. Holmes asked so you haven't actually started building it; just marking off where you're going to put it? Mr. Quale stated yes, we actually just had the surveyor out there this morning. So we've got the wetlands staked, and we should be good to go. I think we've got an appointment for the inspector to come out and verify tomorrow morning or afternoon.

Mr. Terry asked what are you doing with the trees that you're cutting down; are they going back to your property, or to some other location? Mr. Quale stated I do have some people that take the logs; it depends on where we're at. If we're down in Minneapolis, I will bring them back home with me. It's better just to go right to the dump. If I've got someone close by that pays for me to drive it home, then I'll bring it back there and stack it up decently. For the most part, branches get shredded into wood chips. If the logs are decent I'll sell them at a later date, otherwise they go to the dump.

Mr. Terry asked what equipment will be stored in the accessory structure specifically for the Tree Service business. Steve Quale responded that he has a bucket truck and a logging truck that he will store in his 50x60 sq ft accessory building.

Ms. Bonin asked where the logs will be placed when Mr. Quale brings them back to the property. Steve Quale said that he has a 40 acre piece of land behind his 10 acre parcel where he could store the higher value logs. He hopes to one day get a saw mill and start milling his own wood, but that would be down the road.

Mr. Terry made a motion to recommend approval of the Interim Use Permit with the stated conditions for Steve and Tricia Quale to operate their home business to the City Council. Mr. Cornicelli seconded the motion. All members were in favor; motion carried. This item will go to the City Council in December for approval.

**5.0 Public Hearing-
Floodplain
Ordinance;
Repeal**

Ms. Winter presented the staff report stating that the Federal Emergency Management Agency has recently published new floodplain maps and is requiring every community that participates in the Flood Insurance Management Program to adopt new maps and is recommending that with the guidance of the Minnesota Department of Natural Resources (MnDNR), that communities adopt a new Model Floodplain Ordinance.

Ms. Winter noted that you can find a sample of the new floodplain ordinance in the packet. If the City chooses to participate in the Flood Insurance Management Program they do need to adopt this ordinance, they could adopt their own, but this the simple ordinance that has already been laid out. Ms. Winter recommended adopting the ordinance that the Minnesota Department of Natural Resources (MnDNR) is recommending.

We would repeal Chapter 34 in the City's Code of Ordinances. And we would include this model flood plain ordinance in Chapter 58, Appendix A, which is in our zoning ordinance. That would replace Chapter 34 in its entirety. Why it makes sense to move it to this part of the Code of Ordinances is because Chapter 58 talks about three overlay districts that is part of the floodplain that go on top of what our underlying zoning districts are. Ms. Winter said that the City Engineer and the Anoka Conservation District have looked at this and that she is awaiting their comments. We as a community do not set those elevations, it is up to the individual developer to set those elevations unless the new maps have set them already. Mr. Holmes asked why some of the 500 and 100 are the same water level. Ms. Winter said that it will be based on soil types and the water table. Ms. Allenspach recommended that the Council get the answer to that question prior to approving the new floodplain maps.

Mr. Terry asked what other cities are doing. Ms. Winter said that some of the bigger cities have staff that have the ability to set those elevations, but for smaller communities it is easier to adopt what the DNR is recommending. The DNR did their due diligence and did the heavy lifting to determining what makes sense for communities.

Mr. Terry asked how the language is different from what we have currently have. Ms. Winter said that the biggest distinctions are that we currently have a confusing section travel trailers and mobile home parks and this new ordinance takes that confusion away. It has rules and regulations if you allow mobile home parks and gets rid of ambiguous regulations in regards to travel trailers and RVs and that type of thing. Mr. Holmes asked if there is also a specification about basements in houses in the 100 year flood plain, and if you can no longer build houses with basements in those areas. Ms. Winter said that it all goes back to what those elevations are. The underlying zoning is still permitted uses, for example you could build a single family home in almost all of these areas, however depending where that is located would determine whether or not you are required to carry flood insurance.

Mr. Terry asked about why there are restrictions that say new or expanded vehicle recreation parks and campgrounds are prohibited in any floodplain district. Lakes in in a flood plain district would not be allowed to expand or add new campgrounds on these types of areas under this ordinance. Mr. Terry said that he didn't see what the problem would be if someone wanted to create campground on a lake and prefers to have less restrictions if they are not needed. If this were to come up than we would want to allow that option. Mr. Terry suggested that we remove the first sentence in 9.2 because it ends with "are prohibited in any floodplain district."

No members of the public spoke at the Public Hearing. The Public Hearing was closed at 7:45 pm.

Mr. Holmes made a motion to recommend adopting the new floodplain ordinance to the City Council. Ms. Allenspach seconded the motion. All members were in favor; motion carried. This item will go to the City Council in December for approval.

6.0 City Council Report

Council Member Koller reported the Council had a hearing for delinquent accounts for water and sewer and there are at least 6 of the delinquent accounts and that none of them showed up to the hearing, so they will be sent to the County to be put on property taxes.

Council also had an appeal for a miniature horse on smaller acreage than what the City currently allows. The girl who wants the horse is going to look into what other cities allow.

Changes were also made to the Rental Ordinance in regards to septic systems. We no longer require a septic compliance inspection.

7.0 Other Business

Ms. Winter reported that the Town Hall Meeting is Thursday night and that the State Representative and Senator will be in attendance. Sunrise Water Management will be there as well.

8.0 Adjournment

Mr. Terry moved to adjourn the meeting at 8:01 p.m. Mr. Cornicelli seconded the motion; all members were in favor, motion carried.

Submitted by: Amy Norling