

EAST BETHEL PLANNING COMMISSION MEETING

July 26, 2016

The Planning Commission met for a regular meeting at 7:00 pm at East Bethel City Hall.

MEMBERS PRESENT: Randy Plaisance, Chair  
Glenn Terry  
Eldon Holmes  
Lorraine Bonin  
Tanner Balfany  
Lou Cornicelli

ABSENT: Sherry Allenspach, Vice Chair

ALSO PRESENT: Colleen Winter, Community Development Director  
Tim Harrington, City Council Liaison

1. Call to Order Chair Plaisance called the meeting to order at 7:00 pm.
2. Adopt Agenda **Mr. Holmes moved and Mr. Terry seconded to approve the agenda as presented. Motion carried.**
3. Approval of 6/28/16 Minutes **Mr. Balfany moved and Mr. Terry seconded to approve the 6/28/16 minutes as written. Motion carried.**

4. Public Hearing Prairie Ridge

Background Information:  
Estates Fee Owner: George J Roberts Property Location: 033323220001  
Subdivision 3626 Roble Court Corner of Bataan St and 229th Ave NE  
Concept Plan Eldorado CA  
and Preliminary Plan

Applicant:  
Carrington Development LLC  
Steve Strandlund  
P O Box 169  
Cedar MN 55011

Lot Sizes/Design

The proposed subdivision contains 10 lots ranging in size from 2.19 acres up to 5.88 acres. City code allows for 2 acre minimum lot sizes with an overall 2 /12 acre density. This subdivision is below the density requirement. The lots will be designed for walkout style homes.

Streets/Utilities

There are no new streets planned for this subdivision. All lots will have driveways either off of Bataan St or 229th (Anoka County 26). Lots 1&2 will share a driveway and Lots 3&4 will share a driveway. Each lot will have its own septic system and well. Gas and electric will be provided to each lot.

Landscaping

Each lot will be required to have two trees in the front yard. Lots 1, 2, 4 & 10 have existing trees located on them and the intent is to not remove existing trees, except on lot 4.

Park Dedication/Trail

The Developer will be required to put in a trail along Bataan St per the City’s long range Trail plan.

Wetland Delineation/No impact

The Developer has prepared a wetland delineation report and there will be no impact to the wetlands, except where the trail along Bataan is located.

Additional Information

All required documents as outlined in our Subdivision Ordinance Chapter 66 have been submitted and are in the review and comment period.

Ms. Winter reviewed the following items: Location map, preliminary plat documents, and trail map. The plan is to have shared driveways located on Cty Rd 26.

Public Hearing opened at 7:05 pm.

Kelley Bloom, 2657 226<sup>th</sup> Lane NE, East Bethel asked if the lots will be completely built with homes before sale or if the empty lots will be for sale, as she is interested in purchase lot #10.

Steve Strandlund said the lots will be for sale, no spec homes are to be built. At this time, he is not sure whether he will use a realtor to sell the lots; he prefers himself and another builder to sell the lots. Also, there will be covenants for this development.

Public Hearing closed at 7:09 pm.

Ms. Winter did not know when Cty Rd 26 is scheduled for upgrading or whether or not upgrading might affect this development. She is unaware of no new driveways being located on Bataan Street, which is a much safer location for driveways than Cty Rd 26.

**Mr. Balfany moved and Mr. Holmes seconded to recommend approval of the Concept Plan and Preliminary Plat for the subdivision of lands for the development of Prairie Ridge Estates, a rural ten (10) lot residential subdivision. Motion carried.**

This Concept Plan and Preliminary Plat will go before City Council at the second meeting in August.

5. Public Hearing  
Proposed  
Ordinance  
Changes –  
Appendix A

The Planning Commission has discussed making changes to sections of Appendix A, Zoning code at previous meetings including May 24, 2016, a Special City Council meeting on June 8, 2016, and June 28, 2016. The revisions presented represent a culmination of those discussions and represent changes to the following sections:

- Section 48, Light Industrial District
- Section 24, Exterior Storage
- Section 23, Screening
- Definitions

The proposed changes would not alter the Light Industrial zoning designation,

but would align the existing Zoning Ordinance with the Comprehensive Plan. Any changes that are implemented would be interim in nature. At the time discussions related to the Comprehensive Plan update commence, other categories for industrial use, transition industrial, and/or mixed use industrial/commercial may be considered as part of revisions to the Code during the Comprehensive plan process.

Ms. Winter reviewed the proposed ordinance changes. She suggested that during the comprehensive planning process the commission look at other areas in the Code for Trucking Terminals (now listed under 6. Prohibited Uses) and to review the maximum amount of exterior storage allowed and definition of same (4. I District, 2). The Commissioners' recommendation will be reviewed by the city attorney, and city council members who will then make a final decision on the ordinance changes.

Public Hearing opened at 7:29 pm.

Cole Robertson, 23462 Goodhue Street NE, East Bethel asked that the following be considered in the ordinance – no outside storage if the business is adjacent to residential properties, limit the hours of operation if adjacent to residential properties, and no use of raw materials if adjacent to residential properties.

Public Hearing closed at 7:31 pm.

Building heights do not include roof top units. Mr. Terry thought that the defined height was by the sidewall height. Ms. Winter thought it was split between the eave and peak for maximum height. Mr. Terry asked that this be clarified and defined in the ordinance. Ms. Winter will check the building code.

The City follows the MPCA code for construction times, which is 7 am – 10 pm. Ms. Winter cautioned the Commission on having specific times listed in the Code.

4. I-District A. 4 – “Construction yards are exempt from exterior storage requirements as outlined in Section 24, 4-A, provided they are located in the rear yard behind the principal building and occupying no more than 50 percent of the rear yard and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.” Mr. Terry believes better/clearer verbiage is needed to clarify exterior storage requirements if the property abuts residential property.

Mr. Terry stated he believes the rules are more to filter out rather than to regulate so that the City does not get into a situation that needs enforcement, but that someone can get a sensible idea of what the City is expecting and then there are tools to back-up and support the decisions made.

The Commissioners asked that the following changes be made:

- 1) 2. PERMITTED USES D. replace the word “maintained” with “*confined*”.
- 2) 5. B-3 District, B. 2 - restore to “...be arranged *in a neat and orderly manner.*”
- 3) 6. B-2 District A. 2 – change the screening height from five to *six*.

**Mr. Balfany moved and Ms. Bonin seconded to recommend City Council approve the proposed ordinance changes with the following revisions: 1) 2. PERMITTED USES D. replace the word “maintained” with “*confined*”. 2) 5. B-3 District, B. 2 - restore to “...be arranged *in a neat and orderly manner.*” 3) 6. B-2 District A. 2 – change the screening height from five to *six*. Motion carried.**

6. City Council Update

Tim Harrington, City Council Liaison reported:

- Approved a one (1) year contract with Anoka County Sheriff with a 7/10 of a percent raise, saving the City about \$30,000.
- 14 existing and one new IUP’s were approved.
- Quote for Castle Tower demolition has been accepted for \$19,000 to remove the old sewer plant, leaving the City with 10 acres to sell for development which will help bring in revenue.
- Thank you to all who were involved with Booster Days.
- The Planning Commissioners are invited to attend the Wednesday, July 27, 2016 6:00 pm City Council Work meeting where Comp Plan interviews will be conducted.
- Tuesday night is National Night Out

7. Other Business

Ms. Winter reviewed Green Step Cities. As part of the Comprehensive Plan update (Thrive MSP 2040), communities are encouraged to include a section that integrates strategies into local comprehensive plans to be more resilient in the face of a changing climate. As communities adjust to increasingly extreme weather events, stress on public facilities, and higher costs of services, there is growing need to not only plan for these events, but to also reduce the impacts through conscious climate adaptation and resilience planning. Moreover, resiliency also considers reducing greenhouse gas (GHG) emissions so that the extent of climate change does not exceed the capacity to adapt and become resilient. One of the ways to achieve this, is to evaluate the recommended sustainability and resiliency practices adopted by other communities through the GreenStep Cities program. Ms. Winter asked the Commission to consider recommending participation in GreenStep Cities as an implementation strategy in the Comp Plan.

Sharon LeMay, 22959 Erskin Street NE East Bethel also spoke on the basics of the GreenStep City Program and the benefits of being a GreenStep City.

Ms. Winter reviewed the Mid-year Comparison of Permit Tues from January to July ’15 and ’16 and noted that the valuation of projects completed is much higher this year.

Chair Plaisance thanked the residents in attendance for their involvement with

the City of East Bethel.

**Mr. Balfany moved and Mr. Holmes seconded to adjourn at 8:07 pm.  
Motion carried.**

8. Adjournment

Respectfully submitted,

Gail Gessner, Recording Secretary  
Submitted 7/31/16