

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
June 15, 2022**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 p.m. by Chair Women Fairbanks
2. **Roll Call:** Present were Deborah Humann, Dean Becker, Liz Fairbanks, Dustin Pavel, and Colleen Sievert. Absent: Christina Bass, and Tara Kelly.

Others in attendance: Kate Thunstrom, Community Development Director; Beth Richmond, City Planner; and, Kevin Robinson, City Council.

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda. Motion carried 5-0.
4. **Approve Minutes:** Motion by Sievert, second by Fairbanks to approve the May 18, 2022 minutes. Motion carried 5-0.
5. **Public Comment:** None
6. **Public Hearing:** None
7. **Regular Business Items**

- a. Turtle Ponds 6th Addition Concept Review.

Richmond reviewed the staff packet including a request for review and discussion of a concept plan for a residential and commercial property which would include 11 attached townhomes. She noted that no formal action was required tonight, just discussion, specifically the question of whether or not residential was an appropriate use on this site.

Commission heard from Mr. Chaffin who was representing the applicant. He explained the plans for the pole barn to be converted initially be a sales office and later a showroom for sales for the building company. He also spoke about and answered questions related to the townhomes including the number of units, lot size, pricing and the home owner's association.

Commission discussed the question of having enough green space around the townhomes. Plans for backyard space, proximity to the golf course and the possibility of future grassy field were discussed.

Commission discussed a concern that was raised that rezoning occurs despite the Comprehensive Plan being in place. Richmond explained Staff have received many requests for different commercial enterprises that may not make sense on the site because of access issues. She stated in this case, Staff feels residential may make more sense but is open to commercial as well. Thurston explained this land was planned for commercial back when Turtle Ponds was developed but there wasn't a project in mind for that far out of town. Multiple uses on the land made sense because it is an awkward piece.

Commission discussed how the Comprehensive Plan is a living document that is subject

to change. Thunstrom explained it serves as a guide for City goals and ensures balance.

Commission discussed the idea of multiple uses on the land. The idea was raised to remove the pole barn and have additional townhome units built instead. Mr. Chaffin explained he wanted to have a presence in St. Francis to showcase their building services and this was an existing building that could be converted instead of paying rent somewhere else.

Commission had a consensus that they liked the idea of having a local construction company in the area and were comfortable with the plan for the townhomes.

8. Planning Commission Discussion

Commission discussed finding out how Pioneer Days went and the number of attendees.

- 9. Adjournment:** Meeting adjourned at 7:36 p.m.
Motion by Becker, second by Humann to adjourn. Motion carried 5-0.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED: