

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
JUNE 21, 2023**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairwoman Fairbanks

2. **Roll Call:** Present were Dean Becker, Liz Fairbanks, Gail Genin, Deborah Humann, Dustin Hingos, and Dustin Pavek. Absent: None.

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

3. **Adopt Agenda:** Motion by Pavek, second by Humann to approve the agenda. Motion carried 6-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Genin to approve the May 17, 2023 minutes with a correction to item 1. which should read 'Chairwoman Fairbanks'. Motion carried 6-0.

5. **Public Comment:**

Crystal Hartwell, 23632 Kanabec Street NW, came forward and shared that she had a question concerning outbuildings. She stated that she cannot get clarification from the City where her property is considered rural or urban development. She asked that the ordinance be changed to what kind of outbuilding is allowed on properties. She stated that whether her property is considered urban or rural, neither ordinances would allow her to have a 2500 square foot outbuilding to be put up. She shared that there seems to be a confusion in her area on what part of the ordinance applies to her and her property. She requested that the ordinance as a whole be changed to allow for outbuildings of any size as long as they fit within the setbacks from the utility easements and property lines. She stated that she has also seen an increase in accidents at the intersection of Highway 47 and Ambassador Boulevard. She shared the request of either putting a 4-way stop or a stop light in this area for public safety.

Chairwoman Fairbanks stated that there have been a lot of things going on with Anoka County and MnDOT in regard to Highway 47 and Ambassador. She noted that a lot of things are in the works and nothing is set in stone. She stated that with this being a County intersection she would need to reach out to County with concerns. She added that Ms. Hartwell can also reach out to any of the City Councilmembers and they would be happy to provide her with more direction on this matter.

Baumgardner added that the Council did accept a plan for Highway 47 and they are working with MnDOT for the reconstruction of the road that would be expected to start construction in 2027.

Councilmember Robinson added that there are two lights and two roundabouts that will be added to this area to Pederson.

Baumgardner stated that in regard to outbuildings, Ms. Hartwell is zoned R-1 which would mean that she is not currently in the rural area to be within the standards of allowing 250 square feet for an accessory building. She explained that these standards are put in place in the zoning code.

Councilmember Robinson asked if she could apply for a variance. Ms. Hartwell shared that she has looked into a variance but it is not just her wishing to have an outbuilding, also her neighbors across the street from her. She stated that her and her neighbors are looking for much larger accessory structures. She noted that on the other side of the road some of the homes have huge outbuildings. She added that she lives on approximately 1.3 acres and her shed takes up a very small portion of this but her shed is very small and she has a greater need for storage than is allowed. She stated that she could look into a variance if that was her only option but she encouraged the Commission to look into changing this ordinance altogether and allowing residents who have the space to be able to put up an outbuilding.

Baumgardner shared that she would need to apply for an ordinance amendment with the City and then it would be considered through the formal process with the Planning Commission and the City Council. She added that they will make note of this and continue the discussion with the City Council and this could be brought forward in a work session. She noted that the Land Use Application can be found on the City website. Councilmember Robinson stated that there is strength in numbers and encouraged Ms. Hartwell to get her neighbors involved in this.

6. Public Hearing:

a. Turtle Ponds 6th Addition – Comprehensive Plan Amendment, Rezoning, Preliminary Plat

Richmond reviewed the staff packet concerning the land use and subdivision requests for the 6th Addition of the Turtle Ponds Development. She shared that the application is present this evening.

The Commission asked if the road running north to south on the 4th Addition was still planned as it was not connected during a site visit. Richmond explained that it was not planning to connect and that this was more for a turnaround purpose for emergency vehicles to be able to access this area.

The Commission asked how wide these lots will be. Richmond stated that she did not know for sure but guessed approximately 50 feet.

The Commission asked about the requirements for the turnaround, specifically for garbage and delivery trucks. Richmond explained that because of the shape of the road there is the ability for people to back in and out as needed. She stated that there is not an additional turnaround that is necessary. She added that the Fire Department has looked at this and they do not have any concerns.

The Commission discussed what other cities do in terms of dead ends and their requirements and stated that some of the surrounding cities ban dead ends with an exception to private streets. They discussed the confusion of this PUD being considered a

project in the ordinance. Richmond explained that with any PUD a private street can be requested.

The Commission discussed other concerns with the design of the road.

The Commission asked if there was parking on the street with the new addition. Richmond said no.

The Commission asked about snow removal in the area. The applicant stated that this is built into the plan.

Public Hearing opened at 7:27 p.m.

The applicant, Greg Chaffin, came forward and explained that along the road coming in, 229th Lane, there will be no parking. He noted that the roads are built not to be parked on but there are a few parking spaces in the area that visitors can park in or turn around in. He stated that the road is built to be accessible two ways without any problems with the width.

Public Hearing closed at 7:29 p.m.

The Commission reiterated their concerns with garbage and delivery trucks in this area. Richmond explained that the City does have private development standards that say when cul-de-sacs would need to go into place and shared that this concern did not come about when the engineer reviewed the application.

Motion by Pavek, second by Fairbanks to recommend approval of the Comprehensive Plan amendment to reguide the property at 2761 229th Ave from Commercial to Medium Density Residential with conditions and findings of fact as recommended by Staff. Motion passed 6-0.

Motion by Pavek, second by Fairbanks to recommend approval of the rezoning to the Turtle Run PUD with conditions and findings of fact as presented by Staff. Motion passed 6-0.

Motion by Pavek, second by Fairbanks to recommend approval of the preliminary plat for the Turtle Ponds 6th Addition project with conditions and findings of fact as presented by Staff. Motion passed 6-0.

7. **Regular Business Items** – None

8. **Planning Commission Discussion**

9. **Adjournment:**

Motion by Fairbanks, second by Humann to adjourn the meeting. Motion passed 6-0. Meeting adjourned at 7:34 p.m.

Website Link to Packets and Minutes for the Planning Commission:
<https://www.stfrancismn.org/meetings>

Recorded by: Colette Baumgardner
DATE APPROVED: 7/19/2023