

April 13, 2010

A special joint meeting of the Scandia City Council and Planning Commission was held on the above date, for the purpose of discussing the update to the Development Code.

Mayor Dennis Seefeldt called the meeting to order at 6:15 p.m. The following were present: Council members, Dolores Peterson and Mayor Dennis Seefeldt; Planning Commissioners Tom Krinke, Christine Maefsky, Susan Rodsjo and Peter Schwarz. Staff present: Administrator Anne Hurlburt, City Attorney David Hebert and City Planner Sherri Buss.

Review continued of the allowable land uses in each zoning district, as listed in tables provided for the April 6 meeting. Land uses were designated as permitted (P); permitted accessory use (A); Conditional Use Permit required (CUP); Interim Use Permit required (IUP) or Administrative Permit required (AP).

The following issues and changes were identified:

- A new definition of “floral shop” is needed to allow for sale of some plant materials other than cut flowers, such as nursery-type plants.
- New language that could help regulate outdoor sales of various types was handed out.
- The two categories of “grocery store” will be eliminated. Grocery stores will require a CUP in VMU A, VMU B and R COMM. Consider a definition for “general store” and/or “convenience store.”
- Laboratories and Light Manufacturing will require CUPs in IP.
- Laundromats will be removed from R COMM.
- The group discussed whether a wide range of uses should be allowed in RCOMM. The consensus was to allow options.
- Radio and TV studios will be allowed by CUP in VMU B.
- “Processing for agricultural products” will be deleted from the use described for IP on page 2-5 of the table.
- Different categories are needed for outdoor and indoor commercial recreation uses. Outdoor uses should be allowed in the GR but not indoor.
- Research facilities in IP will be changed from P to CUP.
- Recycling Center will be deleted as an allowable use.
- A definition is needed from a for a “conference center”, separate from a “resort.”
- Retail sales in the IP district will be reviewed in language to be developed on temporary sales.
- Definitions are needed for sports and fitness clubs.
- Shopping Centers will be added as CUP in the R COMM.
- Theaters will be added as CUP in the VMU A.
- Transportation/ Motor Freight Terminal will be deleted as an allowable use.
- Warehousing and Distribution Businesses and Wholesale Businesses will change from “P” to “CUP” in IP.
- Yard Waste Facilities will be deleted from IP.
- Essential services will be reviewed again later, with possible changes in definitions distinguishing major transmission facilities from basic utility services.
- Museums will be allowed by CUP in the AG Core district.

- Public Parks and recreation facilities will be deleted from IP.
- Wind Energy Conversion systems may have some federal regulations that might affect zoning; Buss to research this.
- Definition and terminology for “community residences” will need to be updated to account for all types of licensed residential facilities.
- Temporary Farm Dwellings will be IUP in all districts. Buss will research if they can be allowed in Ag Preserves.
- There needs to be additional discussion of Home Occupations and if retail-type businesses such as antique shops or art galleries should be allowed.
- Balloon Port, Commercial will be deleted as an allowable use.
- Feed and Seed Sales will be separated into two uses; retail sales and sales accessory to an agricultural business.
- For the final tables, additional column(s) will be added to reference performance standards in the ordinance.

The table of lot sizes and setbacks was reviewed. They were found to be acceptable, with two changes; to continue allowing a 10-foot side yard setback on existing developed lots less than one acre in size, and to reduce the height limits in all districts except IP to 35 feet.

The work session on the Development Code to be held at the May 4 Council/ Planning Commission meeting will focus on cleaning up the definitions and finalizing the table of allowable uses, including additional discussion on home occupations, issues surrounding animals and kennels, and other issues identified and listed above.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Anne Hurlburt
Administrator/ Clerk