

April 6, 2010

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Chairman Chris Ness, Commissioners Tom Krinke, Christine Maefsky, Susan Rodsjo and Peter Schwarz. Chairman Ness called the meeting to order at 7:32 p.m.

### **APPROVAL OF AGENDA, MINUTES**

**Krinke, second by Rodsjo, moved to approve the agenda as presented. The motion passed unanimously.**

Commissioner Maefsky asked for clarification of the March 2, 2010 minutes. **Maefsky, second by Krinke, moved to approve the March 2, 2010 minutes as presented. The motion passed unanimously.**

### **WORK SESSION OF DEVELOPMENT CODE UPDATE**

The Planning Commission and City Council moved into a work session to continue discussion on zoning district regulations within the Development Code update.

As a follow-up to the previous work session, a list of proposed new and revised definitions for agricultural activities, essential services and several other uses were discussed. City Attorney Hebert suggested that significant infrastructure items would be better defined by classifying them according to the size of the transmission lines.

Current Ordinance No. 69 governs slaughter and processing of animals for meat. Upon adoption of the new code, language in Section 4 of this ordinance will become outdated. The definitions and performance standards of the ordinance will be incorporated into the new zoning code under Ag Processing.

The definitions will be considered a working list for now, and reviewed once more before final adoption.

Discussion then moved into land uses in the following zoning districts: Village Neighborhood (VN), Village Mixed Use A and B (VMU-A and VMU-B), Industrial Park (IP) and Rural Commercial (RCOMM).

City Planner Buss introduced the allowable land uses in a table format. 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).

It was determined that a Plant Nursery will be allowed in the VMU-A and VMU-B districts with a CUP. Based on the definition of a plant nursery, the sale of rock, stone, retaining walls, and similar materials is excluded.

A discussion on performance standards related to the keeping of animals concluded that this issue will be further discussed at a future workshop.

Private kennels were changed from an Accessory Use to a use allowed by IUP in the VN, VMU-A and B, and RCOMM districts.

The definition for Recreation Equipment was revised by removing “treehouses” from the listing of structures not allowed.

Discussion began on classifying Commercial land uses. Planner Buss explained that those uses which require large water and sewer demand, increased traffic and parking needs, among other increased needs, are those which will require a CUP review. The Comprehensive Plan outlines a preference to locate commercial businesses in the core zoning districts.

A home occupation is defined as one which does not generate more customer traffic than a typical single-family residence. Generally no additional employees other than the owner are involved in the business.

The location of antique shop businesses was discussed. Commissioner Maefsky felt that this type of business should be allowed outside the commercial zone as they appeal to the rural image of the Comprehensive Plan. Consensus was to leave antique shops as is, a Permitted Use in the VMU-A and B and RCOMM districts. Traffic, parking and other issues need to be considered with this type of business.

Building supply stores will be allowed in the both the VMU-B and IP districts with a CUP.

The definition of Department, Discount and Warehouse stores will be further refined by replacing with the definition of a General Store.

Commissioner Rodsjo suggested that Catering Services be separated from Banquet Halls and allowed in RCOMM districts.

Exterior Storage, where Accessory to a Permitted Commercial Use, will be allowed in the IP with a CUP (previously a Permitted Use).

The City Council and Planning Commission will meet in a Special Meeting on April 13, 2010 at 6:00 p.m. to continue reviewing land uses by zoning district. Review will begin at the top of page 2-4 of the draft Development Code dated April 1, 2010.

Continuation of the development code update is also scheduled for the regular City Council/Planning Commission meeting on May 4 and at a special workshop meeting on May 25.

**Maefsky, second by Ness, moved to adjourn the meeting. The motion passed unanimously.**

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Brenda Eklund  
*Deputy Clerk*