

February 4, 2020

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Commissioners Jan Hogle, Travis Loeffler, Perry Rynders and Chair Dan Squyres. Absent: Commissioner Greg Amundson. Staff present: City Planner Merritt Clapp-Smith, City Administrator Ken Cammilleri and Deputy Clerk Brenda Eklund. City Council liaison Jerry Cusick was also present.

Chair Squyres called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA, MINUTES

Loeffler, second by Rynders, moved to approve the agenda as presented. Motion carried 4-0.

Hogle, second by Rynders, moved to approve the January 7, 2020 meeting minutes as presented. Motion carried 4-0.

ELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

Rynders, second by Hogle, moved to elect Dan Squyres as Chairperson and Travis Loeffler as Vice Chairperson of the Planning Commission from February 2020 to January 2021, subject to approval by the City Council. Motion carried 4-0.

The recommendation will be considered by the City Council at their meeting on February 18, 2020.

DISCUSSION OF ZONING PROCESS FOR DEEP ROOTS WINERY – GREG AND ANDREA SANDAGER

Greg Sandager was present to explain the proposed operation at 20168 St. Croix Trail known as Deep Roots Winery. The business has plans to grow 15 acres of grapes this first year (11,000 plants) on the 78-acre parcel, to begin production of wine using purchased grapes grown in Minnesota, to renovate the existing structure on the property as the tasting room and potentially expand to operate an event center on the grounds. The business will operate as a Farm Winery under the state program. The acreage is currently enrolled in the Agricultural Preserves program, expiring in February 2021, when it will revert to the underlying zoning district of Agricultural Core. Mr. Sandager explained that the family-owned business Abrahamson's Nursery is located directly across Highway 95.

Planner Merritt Clapp-Smith described the zoning approaches under which the farm winery may operate and stated that it is most consistent with uses as Winery and Rural Event Center; however, the development code does not allow these uses in the same district and noted inconsistencies in the zoning code. Clapp-Smith recommended updates to the code to reconcile the proposed activities.

The Commissioners discussed various routes under which the City could permit the winery operation, and concluded that uses in the Ag Core district be expanded to include

wineries/cideries as an allowed use with a Conditional Use Permit. A CUP will allow the city to put conditions on the intensity of the use.

Limits on sign requirements for the business were also discussed. The maximum size allowed in the Ag Core is 10 square feet, not adequate for travelers along the state highway. Mr. Sandager is proposing a sign not to exceed 200 square feet, and would be similarly sized to the nursery sign across the street for that business which is zoned Rural Commercial. Commissioners recommended amending the sign ordinance only for Ag Core districts along roadways based on automotive speeds.

Staff will present the recommendations to the City Council at their February 5th Work Session for direction back to the Planning Commission.

DISCUSSION ON MANUFACTURED/MODULAR HOMES AS HOUSING OPTIONS

Planner Clapp-Smith explained that there is a growing trend in the construction industry for modular homes as an affordable and sustainable housing option, and there is potential that Scandia will see an increasing number of building permits for these as either primary or accessory dwelling units. Clapp-Smith asked the Commissioners if they felt it was prudent to consider Scandia's code as it relates to these types of units.

Planner Clapp-Smith provided several ordinance citations for the Commissioners to consider:

- “The minimum width of a residential structure shall not be less than 20 feet.” Is this the right standard?
- “All dwellings shall be placed on a permanent foundation.” Does this requirement distinguish between mobile homes and modular homes?
- “No more than 6 persons not related shall reside in a residential dwelling.” Shared living arrangements among unrelated people are more common today. Should this be removed or expanded?
- Detached accessory dwelling units have design requirements. Is this necessary?

Clapp-Smith said there is nothing imminent needing action, but the Commissioners could think about clearer terminology, and the approach and policy for these units, also known as “tiny homes”.

Commissioners concluded that zoning should reflect the Comprehensive Plan, and the zoning code rewrite would be the proper time to address the suggestions and flag them for an update.

COMMENTS ON REQUEST FOR PROPOSALS FOR THE ZONING CODE REWRITE

Administrator Cammilleri presented a draft for a Request for Proposals for the development code update to reflect the newly adopted 2040 Comprehensive Plan. The Commissioners voiced support for the document, which provides a timeline of contracting with a firm and beginning the project this May.

ITEMS FOR FUTURE AGENDAS

The City Council will be providing direction on zoning amendments related wineries/cideries and sign requirements.

ADJOURNMENT

Loeffler, second by Rynders, moved to adjourn the meeting. Motion carried 4-0.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk