

April 7, 2020

The Scandia Planning Commission held their regular monthly meeting on the above date with modifications. Due to the health advisory issued by the State regarding the COVID-19 outbreak, to avoid public gatherings and limit social contact, the meeting was conducted over an electronic platform. All Planning Commissioners, staff, and participants who joined the meeting remotely could hear each other and contribute to discussions. City Administrator Cammilleri, Deputy Clerk Eklund and City Planner Merritt Clapp-Smith were present in the Council Chambers. Cammilleri was the presenter and displayed the meeting materials for participants to view on their remote screens.

Chair Dan Squyres called the meeting to order at 7:02 p.m. Roll call was taken. The following were participants to the meeting: Commissioners Greg Amundson, Jan Hogle, Travis Loeffler, Perry Rynders and Chair Dan Squyres.

APPROVAL OF AGENDA, MINUTES

Loeffler, second by Amundson, moved to approve the agenda as presented. Motion carried 5-0 by roll call vote.

Loeffler, second by Amundson, moved to approve the March 10, 2020 meeting minutes as presented. Motion carried 5-0 by roll call vote.

PUBLIC HEARING: AMENDED CONDITIONAL USE PERMIT FOR THE BIG MARINE LAKE STORE TO CONSTRUCT AN ADDITION TO ADD BAR/RESTAURANT AND HOTEL USES AT 19261 MANNING TRAIL NORTH. PAT REICHERTS, APPLICANT

Patrick Reicherts, owner of Big Marine Lake Store, requested an amendment to the existing Conditional Use Permit to allow a building addition and parking lot expansion, to accommodate the addition of a bar and restaurant, and to use the second floor for up to five hotel rooms. The applicant had similar CUP amendments approved by the City Council in 2017 and 2018 but did not act on advancing any of the conditions of approval and the amended CUP expired after one year.

Planner Clapp-Smith provided the staff report with an evaluation of the request. Two key issues that have complicated advancing the project are updating the septic system to be compliant with the increased capacity to serve the restaurant use, and designing an effective stormwater management system to contain and filter the increased runoff produced by the addition of more impervious surface area on the site. Clapp-Smith explained that the septic system area must be identified on a site plan and the design approved by Washington County staff. The Carnelian-Marine-St. Croix Watershed will require permits for stormwater management.

The City Engineer reviewed the parking area and requested that curbing be shown on the plans, as well as screening of the parking lot along the boundary of the residential property. Based on restaurant capacity, the development code requires 53 parking spaces; the plan shows 50.

Planner Clapp-Smith stated that the proposed use is consistent with the regulations of the Rural Commercial zoning district, and concluded with a recommendation that if the applicant meets the required conditions for the septic system, well, landscaping and screening, stormwater management, parking, lighting, and signage that will be generated by the expanded use, the CUP amendment could be approved subject to 20 conditions provided in a resolution. Clapp-Smith noted that the application could be tabled until the requested information is received. The City can extend the review period an additional 60 days.

Chair Squyres opened the public hearing at 7:34 p.m.

George Koras, 2853 Mariposa Drive, Burlingame, CA, property owner to the north stated that he is supportive of the intent, and that Mr. Reicherts has communicated the expansion to him.

Pat Reicherts, applicant, noted the survey provided by Washington County shows a narrowed right-of-way on Manning Trail in front of the existing building. Reicherts said he will install a fence along the south end of the property once the neighbor removes the orange snow fence. Reicherts said that curbing is shown on the site plan to meet the Engineer's comment, and he will provide a landscaping and lighting plan. The septic area is staked and will be added to the site plan. Reicherts requested that an extension of the permit greater than one year be considered due to the current state of the economy.

Chris Ness, 18440 Norell Avenue, said it would be reasonable to require a screening fence on the south side to extend to just past the building, a distance of about 220 feet, instead of the entire length of the property (about 440 feet) because the ground drops off halfway back. Ness asked if the detached storage building will remain and whether the garage is considered an accessory structure. Reicherts said the storage buildings will remain.

There were no other public comments and Chair Squyres closed the hearing at 7:46 p.m.

Commissioner Rynders questioned why a variance for setback on the north side is not part of the application for the addition. Staff noted prior approvals for the historic building and will research the requirement for a variance for the addition.

The Commissioners discussed elements of the site plan and the recommended conditions related to parking, stormwater runoff issues and paving the gravel driveway to the north which is used by the business through an easement on the adjoining property. Commissioner Amundson said he is in favor of the general project. Commissioner Loeffler said there is not yet a complete set of plans from the applicant.

City Administrator Cammilleri listed the outstanding information identified by the Commissioners to be provided from the applicant to proceed with a review: a detailed landscaping and parking plan, the location of the septic system and well locations, screening along the south property line, resolving the side setback variance question.

Loeffler, seconded by Hogle, moved to table the application to allow the applicant time to gather the requested information (a detailed landscaping and parking plan, the location of

the septic system and well locations, screening along the south property line, resolving the side setback variance question).

Planner Clapp-Smith recommended all involved parties (city staff, applicant and engineers, Watershed and its engineers) meet in a conference to go over all the elements of the expansion. Regarding a requirement to pave the gravel driveway on the adjacent property, Cammilleri said this should be deferred to the City Attorney. **Loeffler amended his motion to include that the City Attorney provide guidance on the driveway issue.**

Roll call vote on the above motion to table the application until the applicant returns with the requested items: Rynders – yes; Amundson – yes; Loeffler – yes; Hogle – yes; Squyres – yes. Motion carried 5-0.

**PUBLIC HEARING: MINOR SUBDIVISION AT 13781 185TH STREET NORTH.
MARSHALL SMITH, APPLICANT. PC RESOLUTION NO. 2020-05**

Marschall Smith has applied for a minor subdivision to split a 23.19 acre lot (PID #34.032.20.31.0001) into 3 parcels: (1) A 3.444 acre lot (Block 1 Lot 1) which has an existing residential structure; (2) a 0.39 acre vacant lot (Outlot B), which could then be combined with a neighboring property (Gutmanis); and (3) combine a second parcel (PID #34.032.20.34.0003) of 1.58 acres into the remaining 19.356 acres from the original parcel.

Planner Clapp-Smith provided the staff report with a detailed evaluation of the subdivision request. The proposed minor subdivision complies with all code standards and is consistent with the goals of the Comprehensive Plan. Two accessory buildings that are within the setbacks of Lot 1 will be removed. Outlots A and B are not proposed for development and will remain vacant. Because no buildable lots are being created, park dedication does not apply to this subdivision.

Planner Clapp-Smith recommended approval of the minor subdivision with findings and five conditions written into a resolution.

Chair Squyres opened the public hearing at 8:44 p.m.

Chuck Mann, 18180 Olinda Trail, said he is in general support of the proposal, and asked for clarification that Outlot B will be combined with the adjoining property so that there is no intention of building a residential structure on this narrow lot. Clapp-Smith explained that there is a sub application which accompanied the minor subdivision to do a lot combination with property owned by Mr. Gutmanis.

Jim and Wendy Anderson, said they had no concerns.

Chris Ness, 18440 Norell Avenue, asked for the reasoning behind the minor subdivision.

Marschall Smith, applicant, explained that he is providing the renters of the farmhouse the opportunity to purchase the newly created lot (Block 1 Lot 1) to give them a chance to be homeowners. It also will clear up confusion about the property line adjacent to Gutmanis. The existing field (Outlot A) will remain agricultural.

There were no other public comments and Chair Squyres closed the hearing at 8:52 p.m.

Commissioner Rynders asked if there will be an easement for the existing driveway that crosses Outlot A to access the farm buildings on Lot 1. Mr. Smith said that there will be an access and parking easement recorded for this part of the driveway.

Chair Squyres asked if a requirement that Outlot B is combined with the Gutmanis property can be a condition of approval. Staff explained that combination with a separate parcel not part of this application could not be a condition; however, the outlot cannot be developed nor could Gutmanis sell it independently.

Squyres, seconded by Hogle, moved to adopt PC Resolution 2020-05, Approving a Minor Subdivision of the parcel located at 13781 185th Street North. Roll call vote: Rynders – yes; Amundson – yes; Loeffler – yes; Hogle – yes; Squyres – yes. Motion carried 5-0.

The recommendation to approve the minor subdivision will be presented to the City Council at their meeting on April 21, 2020.

DRAFT LOWER ST. CROIX COMPREHENSIVE WATERSHED PLAN 60-DAY REVIEW

The Lower St. Croix Policy Committee has submitted the Draft Lower St. Croix Comprehensive Watershed Plan for 60-day review to local government units in Washington County for comments before its final adoption later this year. Commissioners were directed to review the plan and send comments to City Administrator Cammilleri for discussion at the next meeting. The comments will be compiled together for one reply to the policy committee.

ADJOURNMENT

Loeffler, second by Hogle, moved to adjourn the meeting. Motion carried 5-0.

The meeting adjourned at 9:16 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk