

June 4, 2019

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

Chair Squyres called the meeting to order at 7:02 p.m.

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

**Rynders, seconded by Hogle, moved to approve the agenda as presented. The motion carried 4-0.**

**Rynders, seconded by Amundson, moved to approve the May 7, 2019 meeting minutes as presented. The motion carried 4-0.**

### **DISCUSSION ON AMENDMENT TO DEVELOPMENT CODE FOR THE REGULATION OF ACCESSORY STRUCTURES**

Planner Clapp-Smith presented potential revisions to the accessory structure ordinance based on earlier discussions about allowances for size and number of smaller structures such as animal shelters, garden and tool sheds, and children's playhouses. Commissioner Hogle noted that in order to meet exterior storage requirements, residents should be allowed enough storage – if you want people to put something away, give them the accessory structures needed to accomplish this.

Commissioners discussed revising the size of structures exempt from needing a building permit from the current 120 square feet to a minimum of 150 square feet, but it was decided to retain the 120 square foot or smaller structure and instead increase the number of allowed buildings on the chart in section 3.2(3)(D). Commissioners approved of the staff recommendation to increase total square footage for all properties; keep the number of buildings as it is for properties less than 20 acres and increase number of allowed structures for all larger properties as shown on the chart below; and retain unlimited square footage of agricultural buildings for properties 20 acres and greater.

<i>Lot Size*****</i>	<i>Residential Accessory Structures (non-agricultural) *</i>		<i>Agricultural and Rural Buildings</i>	
	<i>Number of Structures**</i>	<i>Total Square Footage</i>	<i>Number of Structures</i>	<i>Total Square Footage</i>
Parcels less than 1 acre	1	<del>1,000</del> 720 sq. ft.	None	None
1.0 to less than 3.0 acres	1	<del>1,500</del> 1,000 sq. ft.		
3.00 acres to less than 5.00 acres	2	<del>3,000</del> 2,500 sq. ft.		
5.00 acres to less than 10.00 acres	2	<del>4,000</del> 3,000 sq. ft.	1 rural use building*** (3 total)	4,000 sq. ft. including non-agricultural buildings
10.00 acres to less than 20.00 acres	2	<del>6,000</del> 3,500 sq. ft.	2 ag buildings (4 total)	6,000 sq. ft. including non-agricultural buildings.
20.00 acres to less than 30.00 acres	<del>3</del> 2	<del>8,000</del> 4,500 sq. ft.**	No limit provided structures are agricultural buildings	
30.00 acres to less than 40.00 acres	<del>3</del> 2	<del>10,000</del> 5,500 sq. ft.**		
40.00 acres to less than 60.00 acres	<del>4</del> 2	<del>12,000</del> 6,000 sq. ft.**		
60.00 acres to less than 80.00 acres	<del>4</del> 2	<del>14,000</del> 7,000 sq. ft.**		
80.00 acres and larger	<del>5</del> 2	<del>16,000</del> 8,000 sq. ft.**		

In the table footnotes, Planner Clapp-Smith suggested the language “Accessory structures used for agricultural production are permitted to cover up to 5% of the parcel on which the structures are located”, as an alternative to allow buildings for ag production to be larger than the limits. Examples of giant greenhouse structures being limited by this were discussed. Commissioners concluded to not have this language in the footnote and continue with ag building size as unlimited for large properties. Also retained is the storage of ice houses during non-winter months to be deemed the permitted shed.

Footnote #3 was removed as unnecessary with the upped number of buildings.

Paragraph (5) Exceptions for Historic Accessory Buildings: Strike (E), exceptions only granted for parcels 4 acres or larger – there is no rationale to not allow this on smaller properties; small lots can have historic structures preserved.

Commissioners agreed to hold a public hearing on the changes made to the accessory structure ordinance, potentially for the July or August meeting.

Commissioners briefly discussed roof extensions as counting towards square footage of accessory buildings. Planner Clapp-Smith explained that a structural element having support from the ground is included as the building’s footprint. It was noted that there appears to be a conflict with the definition of “structure” and “building” in chapter 1, which should be earmarked for a future clean-up in the development code.

#### **DISCUSSION ON USES IN THE AGRICULTURAL PRESERVE ZONING DISTRICT**

Planner Clapp-Smith explained a staff report that outlined permitted and accessory uses for properties zoned as Agricultural Preserve that appear to be in conflict with criteria for Metropolitan Agricultural Preserve designation as provided in state statutes. An email from staff at the Met Council indicated that ag-related commercial activity (such as small sales of products produced on the property) should be defined in the ordinance; that is to define the scale of commercial operation allowable as a secondary use relative to the production of ag goods on the property. An event center operating as a commercial business within a vineyard would not be consistent with the statute.

Commissioners agreed that small businesses should be allowed in Ag Preserves but looked at in a zoning perspective. Commissioner Hogle noted that the city’s agritourism ordinance is consistent with the Met Council’s definition of Ag Preserves.

Planner Clapp-Smith will consult with staff at the Met Council on allowable accessory uses such as an orchard or vineyard in Ag Preserves for more discussion at a future meeting.

#### **ADJOURNMENT**

**Hogle, seconded by Rynders, moved to adjourn the meeting. The motion carried 4-0.**

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Brenda Eklund  
Deputy Clerk