

May 6, 2014

The Scandia Planning Commission held their regular monthly meeting on the above date. Chair Christine Maefsky called the meeting to order at 7:00 p.m. The following were in attendance: Commissioners Sue Bies, Jan Hogle, Steve Philippi, Dan Squyres and Chair Christine Maefsky. Staff present: City Administrator Kristina Handt, Public Works Director Tim Kieffer, Fire Chief Mike Hinz and Deputy Clerk Brenda Eklund.

APPROVAL OF AGENDA, MINUTES

Hogle, seconded by Squyres, moved to approve the agenda as presented. The motion carried 5-0.

Hogle, seconded by Squyres, moved to approve the April 1, 2014 minutes as presented. The motion carried 5-0.

DRAFT 2015-2019 CAPITAL IMPROVEMENT PROGRAM

City Administrator Handt, along with department heads Kieffer and Hinz, presented an overview of the draft 2015-2019 Capital Improvement Plan. The Council will be reviewing the plan during their budget meetings, and the Planning Commission will hold a public hearing on the CIP in November.

Handt described the projects by department and noted the funding sources. Most projects can be funded through the Capital Improvement Fund and the Equipment Replacement Fund, with the street maintenance improvements proposed for 2016 being funded by debt service.

The Planning Commission made no changes to the draft CIP. Chair Maefsky stated that this was a good opportunity to review the plan.

CONTINUE DISCUSSION ON 4 DWELLING UNITS PER 40 ACRES ISSUE

The Planning Commission continued to discuss the density language in the development code that allows “4 dwelling units per 40 acres” in the Ag Core and General Rural Districts. Chair Maefsky explained the intent of the Comp Plan was to allow no more than “4 buildable lots per 40 acres” so as not to increase density or allow lots to be created that cannot be built on.

The Commissioners reviewed a map which they requested that showed the number of potential lots yet to be subdivided in the General Rural. Approximately 218 lots were counted, which compares to the 199 potential new lots indicated on page 118 Comp Plan. Public land and substandard lots may have contributed to the difference.

The Commissioners discussed various scenarios and processes as approaches to meet density requirements. Could lots in excess of 4 per 40 be deemed unbuildable through a definition? Maefsky stated that it’s a confusing issue that impacts citizens and the language should be clarified. Philippi agreed that “dwelling units” appeared to be a loophole, and the situation should be clarified going forward.

Handt provided Planner Buss's recommendation to amend the development code language and stated that this approach would then write the density language as to what the Comp Plan means to say.

Squyres, seconded by Philippi, moved to direct staff to prepare an ordinance amendment for a public hearing which revises the density language from "4 dwelling units" to "4 buildable lots" per 40 acres in the Ag Core and General Rural zoning districts. The motion carried 4-1, with Bies opposed.

The public hearing will be scheduled for the June 3rd Planning Commission meeting.

ADJOURNMENT

Bies, seconded by Philippi, moved to adjourn the meeting. The motion carried 5-0.

The meeting adjourned at 7:59 p.m.

Respectfully submitted,

Brenda Eklund
Deputy Clerk