

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – December 19, 2017
Minutes

Members Present: Jim Burns, Alan Herrmann, Frank Mendez, Scott Smith, Jim Ische
Mark Willems

Members Late: None

Members Absent: Gabrielle Theis

Staff Present: Jason Mielke, Emily Schmitz

Pursuant to due call and published notice thereof, the December 19, 2017, regular meeting of the Carver County Planning Commission was called to order by Chairman Burns at 7:00 p.m.

Minutes – A motion was made by Smith and seconded by Herrmann to approve the minutes from the November 21, 2017, meeting. All voted aye. Motion carried.

File #20170056 – John Emery – Chairman Burns called the public hearing to order at 7:01 p.m. to consider a request by John Emery. The purpose of the public hearing was to consider a request for an accessory structure pursuant to Chapter 152 of the County Code. The property is located in Section 10 of Hollywood Township.

The following were present: John Emery, Carrie Emery

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site map

Exhibit E – Letter from the applicant

Exhibit F – Letter to the Planning Commission and Hollywood Township dated December 12, 2017, and attachments

Schmitz explained the applicant's request to construct an approximate 60 x 40 accessory structure for personal storage. The Zoning Code allows a maximum of 3,000 square feet of personal storage on a parcel of this size. The proposed structure would exceed the maximum by approximately 1,345 square feet. The applicant owns and operates a home occupation business (lawn care) and needs the additional storage space for mowers, a skid loader and other maintenance equipment. He is the sole owner/operator and has no plans for expansion. The proposed location of the accessory structure does not interfere with the septic system or the well location. Hollywood Township heard the request and recommended approval. Schmitz read the conditions for consideration if the request is approved.

Mr. Emery stated he is working on the plans and pricing of the accessory structure and talked to Schmitz about increasing the size from 2400 square feet to 3200 square feet.

Schmitz acknowledged the possible change in size and explained to the Commission that the increase of 800 square feet in size would be cause to republish the request and notify the neighboring property owners. She stated that this public hearing could easily be continued to the January 16, 2018 meeting, which would allow for the re-publication of the hearing notice.

Burns repeated that the notice will be republished.

Schmitz confirmed that with the substantial increase in size (800 square feet), the change should be republished and sent to the neighboring property owners. She further explained the process of republication and continuing the hearing as opposed to reapplying for an amendment.

Understanding the procedures, the applicant agreed to have the public hearing continued.

Herrmann asked if the Township had approved the original request, or if they were presented with the increased size.

Schmitz stated that the applicant presented the original information to the Township and that is what they recommended approval of. The applicant will need to return to the Township to present his request for the increased size and proposed location change.

A motion was made by Mendez and seconded by Willems to continue the public hearing to the January 16, 2018 meeting. All voted aye. Motion carried. The public hearing was continued at 7:07 p.m.

File #20170051 – Sever’s Fall Festival – Chairman Burns called the continued public hearing to order at 7:08 p.m. to consider a request by SSP Holdings, LP, representing Sever’s Fall Festival. The purpose of the public hearing was to consider a request for a Large Scale Activity (Recreational/Educational Use) pursuant to Chapter 152 of the County Code. The property is located in Section 9 of Dahlgren Township.

The following were present: Mitch Michaelson, Karen Johnson, Tom Johnson, Jim Mieseler, Theresa Mieseler, Lance Paulson

The following items were entered into the record:

Exhibit K – Letter to the Planning Commission and Dahlgren Township dated December 12, 2017, and all attachments

Mielke explained this hearing began at the October Planning Commission meeting and was continued to November and continued again to this meeting. The applicant has submitted an email request to continue the hearing again to allow additional time to work on a formal presentation of information concerning property access and other application information. Mielke highlighted information that was received referencing Onsite Traffic Operations and Parking Plan. This information was prepared for discussions with the

road authorities and when a final plan is formulated, all jurisdictions involved in the review of the traffic and access concerns will need to review and provide comments and/or approvals prior to the Planning Commission forwarding a recommendation to the Board of Commissioners. Mielke also noted other unresolved concerns including having two similar but conflicting CUP's on one parcel, which will need to be resolved prior to the Planning Commission making a recommendation. He cited the issues of overlapping hours of the existing and the proposed use, the traffic operational areas, and parking, just to name a few. Mielke explained that the applicant will have to make a decision and present the information on how they want to proceed. He confirmed the applicant has requested this public hearing be continued to the January 16, 2018 meeting and the information should be available at that date. He explained the 60-day Law and stated the applicant has signed an additional extension of 60 days, allowing for a deadline of a final decision by the County Board by March 20, 2018.

Mitch Michaelson stated at this time, he had no new information to offer. They are working on compiling additional information which he will present to the Commission when it is finalized.

A motion was made by Ische and seconded by Willems to continue the public hearing.

Willems asked if the applicant will be addressing all of the concerns, not only the traffic issue, noted by the Planning Commission from the prior meetings, including serving alcohol and possible permanent buildings.

Mr. Michaelson confirmed that they are working to have information about all of those concerns for the Commission in January.

Mielke added that the Sheriff's Department would be involved in the review of the traffic plan, in addition to MnDOT and the Carver County Public Works Department.

Chairman Burns called for a vote on the motion to continue the public hearing to the January 16, 2018 meeting. All voted aye. Motion carried. The public hearing was continued at 7:15 p.m. to the January 16, 2018 meeting.

Adjournment

A motion was made by Willems and seconded by Smith to adjourn the meeting. All voted aye. The meeting was adjourned at 7:18 p.m.