

Carver County Planning Commission
Regular Meeting - Tuesday, October 20, 2020
Via WebEx Conference Call

WORK SESSION AGENDA

5:00 P.M. – 6:45 P.M.

- 1.) Initiate discussions on zoning code and provide feedback for staff:
 - amendments to the County Code for consistency with 2040 Comprehensive Plan
 - respond to current development trends in Carver County
 - be proactive in regulating possible future land uses
 - other housekeeping changes



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October 7, 2020

To: Carver County Planning Commission
From: Jason Mielke, Land Management Dept.
Re: 2020 County Zoning Code Amendments

We are planning to initiate an amendment to the County Code in early 2021 to be consistent with updated information contained in the 2040 Comprehensive Plan, respond to current development trends in Carver County, and be proactive in regulating those uses we may see in the near future. The last Zoning Code amendment process occurred in 2015. Those changes were predominantly text amendments, related to changes in State Statute and the introduction of Agri-tourism. The following is an overview of the Sections that will need to be addressed and/or discussed in more detail at the workshop on October 20, 2020:

- **Essential Services** – Based on language in the now adopted 2040 Comprehensive Plan, Renewable Energy will now be moved into this Section. The Scope of the Section will also be revised to accommodate additional allowed uses.
- **Renewable Energy** – Update the existing use provisions and consider other renewable energy uses. Consider changes to the County's role in the decommissioning of these uses.
- **Rural Service Districts** – Review the Conditional Use Permit standards and consider other types of "new" uses that could be allowed in an RSD. Also, review the Adaptive Re-Use provisions.
 - Mini storage as a new use
 - Distribution
 - Non-ag. based businesses
- **Access Management** – Review the Access Requirements standards in the Zoning Code and discuss Variance options / process. Also, determine who is responsible for review of future Variance requests.
 - Should the Road Authority be responsible for determining appropriate access separation?
 - What is the Variance process if this Section is removed from the Zoning Code?
- **Gravel Mining as an Administrative Permit** – Possibly allowing mining activity of less than 10,000 yd³ as an annual Administrative Permit over several years. Discussing the pros and cons of reviewing and issuing Administrative Permits vs. Interim Use Permits.
- **General Housekeeping Changes**
 - Reviewing Lot Requirements
 - Permitted Accessory Uses in the Ag. Zoning District
 - Possibly increasing the allowed personal storage square footage regulations
 - Adding definitions for important terms that are not currently defined
 - Review the Screening standards for CUP's and IUP's
 - Review the current Elder Care IUP standards; etc.
- **Official Zoning Maps** – Need to update the Floodplain Overlay map, the Rural Service District map, the Transition Overlay areas, and update some Municipal Boundaries.
- **Discuss the Timeline for Completion** – Future Planning Commission public hearing(s) and County Board public hearing(s).

I will provide more context on these topics at the October 20th Planning Commission Work Session. Please feel free to contact me with any comments or questions.

Respectfully,
Jason