

City of Rice Lake PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
September 18, 2018

The meeting was called to order at 6:00 p.m. by Chair Steve Kossett. The Pledge of Allegiance was recited by those in attendance. Present for the meeting were Chair Steve Kossett; Commission Members Kathy Meyer, John Hegstrom, Bob Whitmyer, Pete Branca and Katie Vukelich; City Zoning Administrator Teresa Koivula, City Council Liaison Suzanne Herstad. Absent; Bill Rosenbush. Guests in attendance were City Council members Robert Quade, and Greg Andrews; Tom McCabe; Mel Olson, David Pollard and Tom DesMarais.

A correction to the agenda was noted by Teresa under unfinished business #1 should read Ordinance #22 proposed revisions and Item # 10, Next regular meeting is October 16, 2018; Bob W. made a motion to approve the agenda with a second by Pete B. All vote in favor. Motion carried.

Kathy M. made a motion to approve the August 21, 2018 meeting minutes with a second by John H. All vote in favor except Bob W. who abstained because he was not present at the August 21, 2018 Regular Planning and Zoning Meeting. Motion carried.

BUSINESS FROM THE FLOOR: Tom McCabe with McCabe Forest Products, asked the Planning and Zoning Commission if they could consider amending the existing Industrial Zoning uses to allow for Rural Industry and Forest products Processing. Teresa further explained that McCabe Forest Products has a Conditional Use Permit (CUP) as outlined in his current zoning, Rural Residential 1. The City Comprehensive Plan encourages Industrial Zoning where his operation is, however, Industrial Zoning does not recognize his use. Mr. McCabe would like to rezone from RR1 to Industrial but does not want to jeopardize his existing use. The Planning and Zoning Commission agreed his request is reasonable and that further consideration as to how the specifics of Rural Industry and Forest products Processing relates to the various land use controls. Katie made a motion for the Planning & Zoning Commission to review Rural Industry and Forest Products Processing regarding Land Use Controls, Article V of the Zoning Ordinance #22 and a second by Bob W.; all in favor, motion passed.

CORRESPONDENCE: None

NEW BUSINESS: Teresa reviewed with the commission the application for a Planned Unit Development Concept Plan, and the application review findings with related correspondence from the developer's engineer. Rice Lake Development, LLC, David Pollard and Mel Olson along with their engineer, Tom DesMarais, PE; introduced the Planned Unit Development Concept; the proposed concept is for personal storage, including boats, RV's, automobiles, and small business owners on 24 acres they purchased, north of the Martin Road and located to the south of the pallet company, . The plan calls for 43 individual platted parcels each with a 30 x 54 storage unit; depending on the need and the lot, the size of the unit may vary. Each unit will be roughed in for a bathroom, they will have heated slabs and can accommodate an office or meeting room with an overhead door and a service entry door. Access to the development is from the Rice Lake Road at existing access points; St. Louis County has reviewed the concept plan and has no concerns at this time. Private roads will serve the development. The development will be ready for municipal utilities when they can be brought north of the Martin Road. The utility corridor is shown on the site plan. An Association will be in place that owners will sign at time of purchase; at a minimum, no outside storage will be allowed, and no overnight stays will be allowed; no exterior overnight parking or autos on blocks, keeping grass and snow neat and orderly, and not to be utilized as a dwelling unit. These individual platted parcels will be for commercial business opportunities or interior storage. At this time there will be 3 exterior color options and a selected general contractor for the construction of the units. Tom DesMarais indicated that based on the geo-technical evaluations, the structures will either be stick built or frame built with 16 foot side walls and 14 foot doors with concrete aprons. David Pollard indicated that Building #21 on the site

plan may be a shared restroom and shower with fob access. As of now we plan on Phase I construction to begin in 2019 and as soon as a certain percentage is built out we will move into phase II of the plan. The roads will be private and gravel until a large percentage of the development is completed, then the roads will be improved. The Planning and Zoning Commission discussed how this concept plan is consistent with the City's Comprehensive Plan, the City Zoning Ordinance and Airport Zoning. John H. made a motion approving the concept plan with a request that City Council have an opportunity to review the concept plan for their consideration, questions or concerns, with a second by Kathy M.; all in favor, motion passed.

UNFINISHED BUSINESS: Ordinance #22 proposed revisions: The Commission reviewed the proposed changes they had made since October 2017; discussion and revisions to the proposed amendments to as follows; Article II, screening, and, definitions; Article V Land Use Controls Rural 1, Rural 2, Rural Residential 1, Rural Residential 2, Shoreland, Commercial, Industrial, Light Industrial, Public, Planned Unit Development and Closed Landfill Zoning Districts; Article VI Performance Standards, Recreational Camping Vehicles on lots, home business, home business permit, home business signs, home occupation and signs. Added Section 27 – 27.07 Screening for commercial, industrial, and Light industrial structures and uses. Article VII Planned Unit Development Sections, 3, 4, 5.01, 6.01. Article VIII Administration, enforcement, and application review sections, 1, 3 and 4. Article X Board of Adjustment section 7. Article XII Fees; Section 1. Article XIII Effective date and signature line. The Commission discussed tabling increasing the lot coverage for multi-unit residential zoning until additional information is presented on how increasing the lot coverage can lead to higher density and what the impact to public safety controls as it relates to fire, emergency medical calls, police enforcement, traffic and maintaining the essential rural residential character of our neighborhoods. Katie made a motion to present the revised proposed changes to Mike Couri so that we can move closer to presenting the changes to a Public Hearing and a second by Bob W., all in favor; motion carried.

Joint Airport Zoning Board (JAZB): Blaine gave an update to the runway repairs to runway 9/27 which will allow for the 148th and commercial airline traffic to continue. Phase III of the Airfield Projects, DAA will begin in 2019 with construction planned for mid-May. The Airport Zoning Bills; HF1933, and SF2314 passed in the House and Senate during the 2018 Legislative Session but was vetoed in the Omnibus Bill by the Governor.

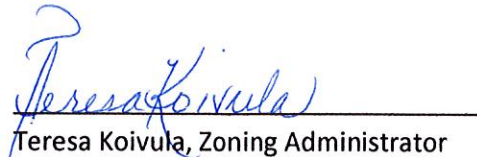
Next Meeting Date: Next Regular Planning and Zoning Meeting Tuesday, October 16th, 2018. Having nothing further to discuss, Bob W. made a motion to adjourn the meeting with a second by Katie. All vote in favor. Motion carried, and the meeting was adjourned at 8:20 P.M.

Respectfully submitted,



Steve Kossett, Chair

10-17-18
Date



Teresa Koivula, Zoning Administrator

10-11-18
Date

Planning Zoning Registrar Public Meeting
 Date: September, 2018

	Name:	Address:	phone and/or email address:	X-speak
1	Tom McCabe	4642 Rice Lake Dam Rd	721-4564 +mccab@plive.com	
2	Tom DesMarais	102 S 21st Ave West Duluth, MN	727-5995 tom@ice-duluth.com	
3	Mc Owen	8944 West Bennett Road Duluth, MN	218-573-1808 MEO@ISAW@WINDWARDPLANE.COM	
4	DAVID POLLARD	4527 SOME GREAT PL DULUTH MN	218-349-6767 DPOLLARD@JICREAFITC.COM	
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