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5 **1. CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 PM
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7 **2. PLEDGE OF ALLEGIANCE** – was recited.
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9 **3. ROLL CALL** – Present: Chair Kris Kopitzke, Christian Dawson, Kuchen Hale, James Langan, Roger
10 Bowman, Doug Parker. A Quorum was present. Absent were Sally Doherty & Justin Sykora (both excused)
11 & Scott Patten (not excused).
12 **ALSO IN ATTENDANCE** – Council member Wroblewski, City Administrator Ron Moorese
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14 **4. APPROVAL OF AGENDA** –
15 **Motion/Second Bowman/Parker To approve the Agenda of the August 5, 2019 Planning Commission**
16 **meeting. Passed 6-0.**
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18 **5. APPROVAL OF MINUTES** –
19 **A. July 1, 2019**
20 **Motion/Second Parker/Kopitzke To approve the minutes of the July 1, 2019 Planning Commission**
21 **meeting. Passed 6-0**
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23 **B. July 8, 2019**
24 **Motion/Second Bowman/Parker to approve minutes of the July 8, 2019 Planning Commission meeting.**
25 **Passed 4-0-2 9 (Hale, Parker abstain)**
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27 **6. REPORTS AND PRESENTATIONS** - None
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29 **7. PUBLIC HEARINGS** –
30 **A. Kathy & David Boisjoli Application for Application for an Ordinance Amendment Regarding a Private**
31 **Riding Stable with Equine-Assisted Mental Health Therapy and an Application for a Conditional Use Permit**
32 **for Equine-Assisted Mental Health Therapy at a Private Riding Stable at 15489 45th Street**
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34 Chair Kopitzke opened the Public Hearing at 7:06 pm
35 Administrator Moorese provided a summary of the application and the direction from the city council.
36 Krista Dorgan, Neighbor of border property, stated she is supportive of the business.
37 No other comments were received.
38 **Motion/Second Hale/Dawson to close public hearing. Passed 6-0**
39 Public Hearing closed at 7:10 pm
40 Hale asked why the restriction is for only mental health therapy?
41 Kopitzke stated he also would like it to be broader, such as home based licensed professional.
42 Parker expressed concern about changing the ordinance, buyers should research prior to purchasing property
43 rather than coming in later to change.
44 Kopitzke noted the difference between a variance request and broader approach of ordinance change.
45 Hale stated this language is so specific, would prefer broader definition.
46 Moorese recommended keeping the equine assisted language since it is a private stable; therapy can be broader
47 Bowman also likes broadening the language. There are certifications and licenses required.
48 Dawson stated that if licensed by the state board, there is minimum training required, we do not need to define.
49 Langan asked if this can be done without an ordinance change?
50 Moorese replied that we have a home occupation ordinance that allows a therapy office in-home, in principal
51 structure – this happens outside or in stable.
52 Langan stated that people have workshops in outbuildings. If property were zoned AG the use would fit.
53 Bowman replied that was discussed last time; can't rezone because not contiguous to other AG properties,
54 would be spot zoning.
55 Kopitzke stated this is a home occupied business with a riding stable. Sticking point is business in principal
56 structure language.

57 Dawson stated we are just adding on to the list of acceptable uses.
58 Hale stated we can address in the CUP.
59 Bowman stated that boarding opens up to commercial use not allowed in RR.
60 Langan stated that therapy sounds commercial.
61 Hale stated that the use aligns with AG.
62 Langan stated we don't want to encourage future abuse with what we set up. Feels like spot zoning.
63 Hale stated that there is a CUP; take each application as it comes.
64 Parker agreed with Langan's opinion.

65
66 **Motion/Second Bowman/Kopitzke to recommend approval of the ordinance amendment to change**
67 **permitted use in the Rural Residential zone to allow a private riding stable with equine-assisted therapy**
68 **with the following language: "The private riding stable shall be owned and operated by a professional**
69 **licensed by a Board of the State of MN in the appropriate sub-specialty." Passed 5-1 (Parker Nay).**
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71 **Motion/Second Bowman/Hale to recommend approval of the Conditional Use Permit with the following**
72 **changes: replace "certified by the" to "permitted to practice"; condition #2 add "riding stable and**
73 **pasture". Passed 5-1 (Parker nay).**
74

75 **8. NEW BUSINESS – none**
76

77 **9. OLD BUSINESS –**

78 A. Review & clarification of elements of PLCD ordinance language
79 Administrator Moose will prepare a draft of changes for feedback
80 Shared driveways
81 Kopitzke stated that if we allow shared driveways we should require a maintenance agreement so that issues
82 don't come to the city.
83 Parker asked which method allows for more control by the city? PLCD or shared driveway?
84 Moose replied that PLCD lots are a minimum 5 acres and 50% space is protected. Shared driveway would allow
85 larger lots without the large open space being preserved.
86 Hale stated that they can provide access to lots and keep large open tracts, keeps development off the road.
87 Parker stated that the city council could allow development at a future point, PLCD makes it tougher.
88 Dawson stated there could be a stipulation of an easement that has to be multi-party held.
89 Langan stated that eventually these driveways could develop into roads, need language to limit.
90 Bowman stated there should be a maximum number allowed per driveway.
91 Parker stated there is a safety issue of multiple homes on a narrow long driveway for fire and emergency services.
92 Hale & Kopitzke both agreed that a maintenance agreement approved by the city as part of CUP process should
93 be required.
94 Kopitzke stated there should be a limit on the number of homes.
95 Hale stated it is another option/complementary to PLCD.
96 Kopitzke summarized the following key points: maintenance agreement, multi-party legal way to prevent further
97 sub-division, limit number of residences, park donation requirement, and minimum width depending on
98 residence numbers.

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100 B. Update on City Council actions
101 Council member Wroblewski provided a summary of the July City Council meeting.
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103 **10. ADJOURN**

104 **Motion/Second Parker/Dawson To adjourn. Passed 6-0.**

105 Meeting adjourned at 8:35 p.m.
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Respectfully submitted by:

 JY
Julie Yoho, City Clerk

To be approved on September 9, 2019 as (check one): Presented: X or Amended: _____