

CITY OF AFTON  
**APPROVED** PLANNING COMMISSION MINUTES  
September 11, 2017

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5 1. **CALL TO ORDER** – Chair Barbara Ronningen 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 Barbara Ronningen, Sally Doherty, Kris Kopitzke, Lucia Wroblewski, Mark  
10 Nelson, Scott Patten. A Quorum was present. Absent: Roger Bowman, Jim Langan (both excused).

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12 **ALSO IN ATTENDANCE** – Council Member Joe Richter, City Administrator Ron Moore, City Clerk  
13 Julie Yoho

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15 4. **APPROVAL OF AGENDA** – Move item 6A. “Bonnie Power” after 7A. “Public Hearing”.  
16 **Motion/Second: Ronningen/Nelson To approve agenda as amended. Motion passed 6-0-0.**

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18 5. **APPROVAL OF MINUTES** –

19 A. August 7, 2017 Meeting Minutes – Delete “on” from line 47.

20 **Motion/Second: Patten/Wroblewski To approve minutes of August 7, 2017 as amended. Motion**  
21 **passed 5-0-1. (Doherty abstain due to absence.)**

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23 **(Items presented out of order)**

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25 6. **REPORTS AND PRESENTATIONS** –

26 Bonnie Power, Chair, Citizens Climate Lobby, St. Croix Valley Group.

27 Bonnie presented suggestions for the Comprehensive Plan update for the Planning Commission to consider.  
28 Most of the suggestions were for the Energy and Environmental Resources Goals and Policies sections.

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30 7. **PUBLIC HEARINGS** –

31 A. **Michael and Carolyn Johnson Variance Application at 771 Indian Trail.** The Johnsons are proposing  
32 to build a new house in the location of a previous house and pool which were recently removed. The  
33 previous house was a nonconforming structure located approximately 75 feet from Metcalf Lake, with the  
34 pool approximately 40 feet away from Metcalf Lake. The variance requested is to allow a 67.94 foot setback  
35 to the OHWL of Metcalf Lake for the new house vs. the required 200 feet.

36  
37 Chair Ronningen opened the public hearing at 7:04pm.

38  
39 Jim Kubiak, neighbor to west. Jim stated he would encourage the Planning Commission to allow Mr.  
40 Johnson to build on this site.

41  
42 Bob Rohloff, Neighbor across Indian Trail from the property. Stated he is supportive of the building. The  
43 old house was nonconforming, this one will be also but not AS nonconforming.

44  
45 **Motion/Second: Patten/Nelson To close public hearing. Passed 6-0-0.**

46 Public hearing closed at 7:10pm.

47  
48 Nelson asked what the total acreage is (14.91) and asked for 11x17 contour map.

49 Wroblewski asked when property was purchased (1 ½ years ago).

50 Michael Johnson, owner, stated the new septic was built to specifications for the new house planned for  
51 property. The old house and pool were removed 2 months ago.

52 Chair Ronningen asked whether the owner sought advice from the City prior to demolition.

53 Mr. Johnson replied no, the builder obtained the demo permit.

54 Wroblewski asked if any other sites had been considered for the house.

55 Mr. Johnson replied that there are wetlands in each direction, and they wouldn't be able to meet setback.

56 Doherty asked for clarification that no location on the property would meet the 200' setback.  
57 Mr. Johnson confirmed that building in the same footprint is the best they can do.  
58 Chair Ronningen requested that an 11x17 contour map for the whole property be provided.  
59

60 **Motion/Second: Ronningen/Nelson To continue review to the October 2, 2017 meeting with owner**  
61 **providing certification that there are 2.5 acres buildable and an 11x17 contour map to the Planning**  
62 **Commission.**

63 Discussion was held regarding the statute that covers teardowns and building on the same footprint. It was  
64 also noted that if one wall of the old structure would have been kept, a variance wouldn't be necessary.  
65 Currently, they may need additional variances from the DNR and Valley Branch Watershed District.

66 **Motion vote: passed 6-0-0.**

67 Additional information will be provided for the October meeting.  
68

69 **8. NEW BUSINESS - None**

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71 **9. OLD BUSINESS –**

72 **A. Comprehensive Plan Update Process**

73 Discussion was held on the proposed updates to the Background Information and Environmental Resources  
74 sections. It was decided to remove the tax levy data from the Background Information section to keep the  
75 focus on the documents use as a long term guide. The section on Housing and Land Use along with the  
76 remaining sections will be reviewed at the October meeting.  
77

78 **B. Update on City Council Actions**

79 Council Member Richter provided a summary of the August City Council meeting.  
80 General discussion was held on the status of the park restroom construction.  
81

82 Discussion was held regarding the annual river cruise which is being held Thursday, September 14. Chair  
83 Ronningen is unable to attend. Administrator Moorse will provide information to the other members of  
84 the Planning Commission so that someone else can attend.  
85

86 **10. ADJOURN**

87 **Motion/Second: Patten/Doherty To adjourn.**

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89 Meeting adjourned 8:50 PM  
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93 Respectfully submitted by:

94  
95 JY  
96 Julie Yoho, City Clerk  
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98  
99 **To be approved on October 2, 2017 as (check one): Presented: \_\_\_\_\_ or Amended:  X**