

CITY OF AFTON
APPROVED PLANNING COMMISSION MINUTES
July 6, 2015, 6:30 PM

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4
5 1. **CALL TO ORDER** – Chair Barbara Ronningen called the meeting to order at 6:31 p.m.
6

7 2. **PLEDGE OF ALLEGIANCE** – was recited.
8

9 3. **ROLL CALL** – Present: Doherty, Nelson, Seeberger, Kopitzke, Langan and Chair Ronningen. **Quorum**
10 **present.** Excused Absence: Patten and Kilmer. Wroblewski arrived at 6:34 p.m.
11

12 **ALSO IN ATTENDANCE** – City Administrator Ron Moose, Deputy Clerk Kim Swanson Linner and Council
13 Liaison alternate Mayor Richard Bend.
14

15 4. **APPROVAL OF AGENDA** – Items 9b and 9a from Old Business were moved up to Items 6a and 6b
16 respectively, to accommodate the applicants and their representatives whose applications were continued from
17 the June 1, 2015 to this meeting.
18

19 **Motion/Second: Ronningen/Doherty. To approve the July 6, 2015 Planning Commission agenda as**
20 **amended. Motion carried 6-0-1 (Wroblewski abstained, as she was absent for the discussion.)**
21

22 5. **APPROVAL OF MINUTES** –

23 a. June 1, 2015 Planning Commission Meeting Minutes – Minor typos were as follows: Line 56, add word
24 “...driveway is allowed on a maximum...”; Line 207, should not have a number as it was a comment by the
25 applicant representative; Line 236, “PH” should be “pH”; Line 293, delete “for smaller lots” and insert “...may
26 be too great for unscreened arrays.” Lines 307 through 317 appeared to be from last month’s minutes and should
27 be deleted.
28

29 **Motion/Second: Kopitzke/Nelson. To approve the June 1 4, 2015 Planning Commission Meeting minutes**
30 **as amended. Motion carried 6-0-1 (Abstained: Langan, as he was not in attendance.)**
31

32 6. **REPORTS AND PRESENTATIONS** – none.
33

34 [Items 9b and 9a from Old Business were moved up to Items 6a and 6b respectively.]
35

36 a. Bruce Paddock Variance Application for the Property on 33rd Street with PID# 22.028.20.14.0064 –
37 Administrator Moose summarized the Bruce Paddock application for a variance to the minimum lot size
38 requirement to enable the parcel on 33rd Street with PID# 22.028.20.14.0064 to be approved as a buildable lot,
39 which was continued from the June 1, 2015 Planning Commission meeting. He reviewed that the minimum lot
40 size for the VHS district is 22,500 square feet, which is commonly three historically platted 50 foot by 150 foot
41 parcels (7,500 sq. ft. each) combined to create one parcel. The Paddock parcel is made up of two historically
42 platted parcels of 7,500 square feet each, plus 4,384 square feet of vacated 33rd St. right-of-way, for a total of
43 19,384 square feet. Moose reviewed that the Planning Commission found that the survey showed that a house
44 and garage could be located on slopes less than 12% and could meet setbacks. However, they felt it was unclear
45 whether a driveway serving the house could meet the side yard setbacks and be located on land with slopes less
46 than 12%. The applicant submitted a revised survey showing a driveway that is on land with slopes less than
47 12%, with the exception that a portion of the west edge of the driveway would encroach on an existing retaining
48 wall which is shown on the survey as an area with slope greater than 12%. However, the land west of the
49 retaining wall, which would be disturbed if the retaining wall was moved to accommodate the driveway, has a
50 slope less than 12%.
51

52 Planning Commission Discussion

53 Commissioners noted concerns that the driveway as shown was not set back from the property line the
54 required 10 feet. It was also not clear if the retaining walls would be maintained or removed, which left the 12%
55 slope issue unanswered.

56 Moose reminded that this variance does not contain a particular plan to build; it is only to determine
57 whether it is a buildable lot which meets the substandard sized lot variance requirements in the VHS zoning
58 district.

59
60 **Motion/Second: Ronningen/Doherty. To recommend denial to the City Council of the Bruce Paddock
61 variance application for the property on 33rd Street with PID # 22.028.20.14.0064 with the following.**

62
63 **Findings**

- 64 1. **The lot is too small, being 3,000 square feet less than the minimum required VHS parcel.**
- 65 2. **The lot contains a significant amount of slopes greater than 12%.**
- 66 3. **The driveway fails to meet the 10 foot setback from property lines.**
- 67 4. **The retaining wall next to the driveway is problematic.**

68
69 **Motion carried 4-1-2 (Nay-Kopitzke; Abstain-Seeberger (had stepped away during discussion) and
70 Wroblewski (was unsure whether requirements were adequately met).**

71
72 b. Bill Scheel Application for a Minor Subdivision at 13404 15th Street and the property with PID #
73 08.028.20.14.0001 – Administrator Moose summarized the proposed Minor Subdivision application to create
74 three lots on the property at 13404 15th Street South and the property with PID 08.028.20.14.0001; that the
75 property, while a large lot, is currently nonconforming due to having less than 300 feet of frontage on a public
76 road. The subdivision would result in three conforming lots. He noted that at its June 1, 2015 meeting, the
77 Planning Commission had questions and concerns about two of the proposed lots crossing a quarter-quarter
78 section line, and the potential impact on density. The Commission requested revised surveys that clearly
79 showed the current lots vs. the proposed lots and the relationship of the current and proposed lots to the quarter-
80 quarter section line.

81 The City Attorney was asked whether the zoning code allows lot lines to cross quarter-section section lines
82 to which he advised that, while the Ag Preserve Zone requirements prohibit lot lines from crossing quarter-
83 quarter section lines, the Ag Zone requirements do not include a similar prohibition. In addition, staff has
84 reviewed the Comprehensive Plan, and did not find any language restricting property lines from crossing
85 quarter-quarter section lines. There is a concern about a density greater than the 3 lots per quarter-quarter section
86 allowed in the Ag Zone. The proposed subdivision would result in five lots in two quarter-quarter sections.
87 However, the boundaries of two of the lots would extend across a quarter-quarter section line. This could result
88 in more than three dwelling units in a quarter-quarter section if a house was built in the portion of the lot in the
89 quarter-quarter section that already contained three dwelling units. Moose advised that this potential could be
90 prevented by placing conditions on the subdivision, such as:

- 91 1. The approval to allow a subdivision with lots crossing quarter-quarter section lines shall not be used
92 at any time to allow the density of either of the quarter-quarter sections to exceed three lots per
93 quarter-quarter section.
- 94 2. A dwelling unit on a lot can be placed only in the quarter-quarter section in which the majority of
95 the lot area is located.

96 Moose explained that commissioners, at the June meeting, wanted to know if there were any non-
97 conforming lots adjacent to the property proposed for subdivision. He indicated there is an existing 3-acre
98 developed lot to the east of the subject property and a large lot to the east of the 3-acre lot that does not have
99 access to a public road, which would require that 10th Avenue to be extended to the east to enable that lot to be
100 developable.

101
102 **Planning Commission Discussion**

103 Nelson asked the applicant if any of the adjacent lots were under common ownership by the Scheels.

104 The applicant indicated they were not.
105

106 **Motion/Second: Kopitzke/Doherty. To recommend approval to the City Council of the Bill Scheel**
107 **application for a Minor Subdivision at 13404 15th Street and the property with PID # 08.028.20.14.0001,**
108 **with the following:**
109

110 **Findings**

- 111 1. The subdivision meets all subdivision requirements.
- 112 2. The subdivision would enlarge the property with PID 08.028.20.14.0001 to enable it to meet
113 the requirement for 300 feet of frontage on a public road.
114

115 **Conditions:**

- 116 1. The approval to allow a subdivision with lots crossing quarter-quarter section lines shall not
117 be used at any time to allow the density of either of the quarter-quarter sections to exceed
118 three lots per quarter-quarter section.
- 119 2. A dwelling unit on a lot can be placed only in the quarter-quarter section in which the
120 majority of the lot area is located.
- 121 3. Easements as required by the City Engineer shall be granted.
- 122 4. Scenic easements shall be placed on all slopes greater than 18%.
- 123 5. The applicant shall execute a scenic easement agreement.
- 124 6. Park dedication requirements shall be satisfied at the time of final subdivision approval in
125 accordance with Section 12-1270 of the Subdivision Ordinance.
126

127 **Motion carried 6-0-1 (Abstain-Langan, as he was not in attendance for last month's discussion.)**
128

129 **7. PUBLIC HEARINGS**

130 a. **Shelly and Brad Holz Variance Application at 4206 River Road – Chair Ronningen opened the Public**
131 **Hearing at 7:06 p.m.**

132 Administrator Moose reviewed the variance application for the Holz property, to tear down an existing
133 two-story home that is substandard in its setback from River Road and from the Ordinary High Water Line of
134 the St. Croix River. The house meets the setback from the St. Croix River bluffline. The house backs up to a
135 long steep slope. The Holz proposal is to tear down the existing house and build a new two-story house that has
136 an increased setback from River Road and the OHWL. The proposed house would be expanded to the north and
137 south sides, and a portion would be expanded to the rear. The house is connected to the "201" community septic
138 system, so a septic drainfield is not required. The proposed house would be screened from view from the river
139 during leaf-on conditions, is below the 35 foot maximum height allowed and would meet the 10% impervious
140 maximum coverage.

141 Moose indicated the zoning requirements not met include the south and north side expansions propose
142 grading on slopes greater than 12% and a retaining wall at the rear of the house will be built several feet into the
143 steep slope, which also involves grading in slopes greater than 12%. Portions of the proposed house are five feet
144 higher than the existing roof height. Zoning Code Section 12-580. C.4 provides that a substandard house shall
145 not be increased in height. The proposed house will increase the setback from road centerline from 89 to 92 feet,
146 but will still not meet the required 105 foot setback. The proposed house will increase the setback to the
147 Ordinary High Water Line of the St. Croix River from 172 to 177 feet, but will not meet the required 200 foot
148 setback. Therefore, the Holz' are requesting four variances:

- 149 1. A variance to allow a 92 foot front yard setback vs. the required 105 foot setback.
- 150 2. A variance to allow a 177 foot setback from the Ordinary High Water Line of the St. Croix River vs.
151 the required 200 foot setback.
- 152 3. A variance to allow grading in areas with slopes greater than 12%.
- 153 4. A variance to allow the roof height to be 5 feet higher than the roof of the existing house.

154 Moore pointed out the list of St. Croix Bluffland and Shoreland regulations required to be addressed in
155 making decisions on proposals, in addition to the three variance factors used to determine practical difficulty.
156 Moore indicated that the City Engineer’s review indicated rain gardens are generally not recommended in
157 areas of steep slopes, that other site options are limited, and that further solutions for drainage and stormwater
158 management be developed, reviewed and approved.

159 Applicant Shelly Holz summarized their two-year process that they have developed with thoughtful
160 planning to deal with the problems of the existing home and that they are proposing to make a more energy
161 efficient home, while staying inconspicuous in the riverway, making no change to neighborhood character, and
162 to use the property in a reasonable manner with the practical difficulties of the lot. She described that currently
163 stormwater runs down the hill and driveway to River Road, then down to the river. They propose installing a
164 rain garden in the southeast corner of the house to capture about one-third of the drainage from the roof.

165 Janel Woodfill, 4242 River Road, commented that she received the public hearing notice in the mail and
166 could not find the materials on the website.

167
168 **Motion/Second: Wroblewski/Nelson. To close the Public Hearing at 7:20 p.m. Motion carried 7-0-0.**

169
170 Planning Commission Discussion

171 Ronningen pointed out the memo from the WSB engineer indicating work needed on stormwater
172 management for the property.

173 Wroblewski mentioned she had visited the site after the significant rainfall. She appreciated the planning
174 they are doing to correct drainage to the river.

175 Langan wanted clarification on the house foundation (slab on grade) and the elevations of the river
176 compared to the proposed house slab.

177 The applicant’s architect gave the elevations indicating the house will be about 45 to 50 feet above the
178 ordinary river level.

179 Doherty commented that she looks to properties being “less non-conforming” over time and felt the owners
180 are doing the best job they can to make the conditions “less bad” than the existing. Setbacks, while improving,
181 still don’t meet the requirements. She stated that the new roof orientation, while being 5 feet taller, will not
182 direct runoff straight to the river, and the roof slope is less steep, so it is making the situation better.

183 Ronningen confirmed that the property will be hooked up to the new Village septic system.

184 Nelson wanted clarification on the 2-1/2:12 roof slope.

185 The architect reviewed the design of the roof meeting the building code and energy standards.

186
187 **Motion/Second: Doherty/Kopitzke. To recommend approval to the City Council for the Shelly and Brad
188 Holz to tear down an existing non-conforming house and construct a new home requiring four variances
189 at 4206 River Road, that make the property “less non-conforming” and including the comments from the
190 Engineer that the stormwater management plan needs additional work and approval so that the
191 watershed requirements are satisfied, and with the following findings and conditions.**

192
193 Findings

194 Several unique features of the parcel were listed:

- 195 1. It comprised of unusually steep terrain and it appears that the amount of grading is
196 reasonable and the proposed new roofs will reduce the impact from stormwater runoff.
- 197 2. Screening of the property is significant and there is no impairment to the river.
- 198 3. There appears to be a reasonably level area for the new home.
- 199 4. It was requested that the DNR memo be submitted prior to the City Council meeting.

200
201 Conditions

- 202 1. City Engineer shall review and approve grading, drainage and erosion control plans.
- 203 2. City Engineer shall review and approve retaining wall design.

- 204 3. **City Engineer specifications and recommendations for all work shall be met for the duration**
205 **of the permit.**
206 4. **The grading plan shall be constructed according to plans approved by the City Engineer. Silt**
207 **fences or other types of erosion control shall be properly installed prior to construction; and**
208 **shall be maintained in good condition until the construction is complete.**
209 5. **House color shall be earth tone.**
210 6. **The house shall be constructed according to the plans dated May 28, 2015, the site plan dated**
211 **May 27, 2015 and the survey dated May 29, 2015, subject to revisions as required or approved**
212 **by the City Engineer.**
213 7. **Existing vegetative screening shall be maintained, with the exception of one large tree to be**
214 **removed on the southern property line.**

215
216 **Motion carried 7-0-0.**

217
218 b. Valley Branch Watershed District request for Conditional Use Permit for two ravine stabilization
219 projects at properties northeast of 30th Street and Trading Post Trail with PIDs 21.028.20.21.0001,
220 16.028.20.34.0002, 16.028.20.43.0004 and 21.028.20.12.0001, and east of Neal Avenue and north of Valley
221 Creek Trail on properties with PIDs 17.028.20.21.0002, 17.028.20.12.0001 and 17.028.20.13.0004 – Chair
222 **Ronningen opened the Public Hearing at 7:34 p.m.**

223 Administrator Moorse summarized the application from Valley Branch Watershed District (VBWD)
224 proposing to complete two ravine stabilization projects, one at the northeast corner of Trading Post Trail and
225 30th Street, and one east of Neal Avenue and north of Valley Creek Trail. Both locations are steep ravines that
226 experience substantial erosion during significant rain events. The proposed projects will stabilize the ravines,
227 prevent erosion and help protect the water quality of Valley Creek. Moorse noted that the VBWD does not own
228 any of the properties involved in the ravine stabilization project; they are in the process of obtaining easements
229 from the property owners to allow the work. The City of Afton has already approved the easement over the
230 City's property near Trading Post Trail and 30th Street. Moorse noted the City Engineer reviewed the plans for
231 the project and had several questions about the design for the VBWD engineer, who addressed the questions
232 with the design logic and expected performance.

233 VBWD's engineer, Jennifer Koehler, from Barr Engineering, gave additional background on the two ravine
234 stabilization projects in identifying and completing these types of erosion control projects.

235 Linda Stephan, 2783 and 2771 Trading Post Trail, commented that she received the notice in the mail and
236 could not find any detailed information on the city website. She commented on the properties and other erosion
237 control measures that have been installed prior to this project.

238 Deputy Clerk wanted clarification on residents not finding the public hearing information on the city
239 website. It was determined that the public notices should include the date the packet will be posted to the
240 website, or when information will otherwise be available in City Hall.

241
242 **Motion/Second: Doherty/Wroblewski. To close the public hearing at 7:41 p.m. Motion carried 7-0-0.**

243
244 **Motion/Second: Ronningen/Doherty. To recommend approval to the City Council for the Valley Branch**
245 **Watershed District request for a Conditional Use Permit for a two ravine stabilization projects at**
246 **properties northeast of 30th Street and Trading Post Trail with PIDs 21.028.20.21.0001,**
247 **16.028.20.34.0002, 16.028.20.43.0004 and 21.028.20.12.0001, and east of Neal Avenue and north of Valley**
248 **Creek Trail on properties with PIDs 17.028.20.21.0002, 17.028.20.12.0001 and 17.028.20.13.0004, with the**
249 **following conditions:**

250
251 **Conditions**

- 252 1. **All appropriate provisions of the Afton Code of Ordinances shall be complied with for the**
253 **duration of the permit.**
254 2. **Grading plans shall be reviewed and approved by the City Engineer.**

- 255 3. **City Engineer specifications and recommendations for all work shall be met for the duration**
- 256 **of the permit.**
- 257 4. **The grading plan shall be constructed according to plans approved by the City Engineer. Silt**
- 258 **fences or other types of erosion control shall be properly installed prior to construction; and**
- 259 **shall be maintained in good condition until the construction is complete.**
- 260 5. **Non-compliance with the conditions of this permit shall be considered a violation, and may**
- 261 **result in revocation of this permit.**
- 262 6. **Compliance with conditions of this permit shall be monitored on a periodic basis.**
- 263 7. **Construction shall begin within one year of the date of issuance of this permit or the permit**
- 264 **shall become null and void.**
- 265 8. **All necessary easements to enable the project work shall be acquired.**
- 266 9. **The applicant shall limit erosion wherever possible and at no cost to the City of Afton.**
- 267

268 **Motion carried 7-0-0.**

269

270 c. Larry Best/Chrome-X, LLC Sketch Plan Review Application at 13900 Hudson Road – Chair Ronningen

271 **opened the Public Hearing at 7:43 p.m.**

272 Administrator Moose summarized the application proposing to build a set of luxury storage garages at

273 13900 Hudson Road which includes six storage unit buildings each with sixteen garages and a separate

274 community building. The individual garages are proposed to be sold to individual owners through a

275 condominium ownership structure. A similar use was proposed in 2004. The proposal was approved with a

276 Special Use Permit (now called a Conditional Use Permit) but was never built. The proposed general use –

277 enclosed storage as a principal use - is allowed as a conditional use, however, a number of elements of the

278 proposed use are unique and different from common enclosed storage uses. In this proposal, each garage is to be

279 separately owned, and the interior of each garage will be custom-improved by the owner, which could include

280 an area for storage, display, a restroom and minor maintenance of a vehicle, as well as other customized

281 improvements and furnishings. Moose advised the commission that because the proposal involves multiple

282 buildings on one lot, and also involves a condominium ownership structure, it has some similarities to a

283 Subdivision/Planned Unit Development.

284 Moose reported that the City Engineer memo indicated that while the concept plan includes a stormwater

285 pond, it does not appear to be sized sufficiently to control runoff. The memo also identified a number of other

286 requirements that need to be met by the final grading and drainage plan, such as: erosion and sediment control;

287 impervious surface in excess of one acre triggers MPCA requirement to provide 1-inch of volume control; the

288 runoff rate has increased from existing and the pond design is inadequate; and, any wetland protection

289 requirements.

290 Moose indicated that as a sketch plan review, it is an opportunity for the Planning Commission to ask

291 questions about the use, the layout of the buildings on the lot, the grading and drainage plan, etc, and provide

292 feedback regarding the use and to guide the detailed planning that would be reflected in a CUP application.

293 During the review process for the 2004 SUP application, the following areas of questions and concerns were

294 raised: Hours of operation; Bathroom facilities and septic; Noise; Number of units; Storm water management;

295 Common building – meeting space, bathrooms; Hazardous materials - floor drains, holding tanks and pumping;

296 Concern that people will live in the units or store a motor home and live in it; Traffic; Adequate parking;

297 Landscaping/screening; Lighting; Car wash facility – is it allowed and how is the wastewater disposed of?; On-

298 going monitoring and enforcement of conditions; Is the proposed use properly defined as “Enclosed storage as a

299 principal use”?

300 Applicant Larry Best indicated this luxury storage garage model is being used elsewhere in the state and

301 country. Chanhassen has a similar facility and they hold events called “Cars and Coffee” to which the public is

302 invited. They indicate it is very popular and parking can be a problem. However, they have had no issues of

303 owners living in the units, as it is a very high-end clientele.

304 Nancy Kafka, Executive Director of Belwin Conservancy, spoke, as the property abuts Belwin property and
305 also Lake Edith. She was unclear how garages could be “luxury storage” and wondered what the facility would
306 look like; she commented that the plan proposal looked very dense for the size of the parcel.
307

308 **Motion/Second: Nelson/Kopitzke. To close the Public Hearing at 7:52 p.m. Motion carried 7-0-0.**
309

310 Planning Commission Discussion

311 Commissioners commented that, while the concept had some exciting points and opportunities for Afton,
312 they had a number of concerns:

- 313 1. The amount of impervious surface shown on the plans was questioned, it was noted that the II.b
314 zone allows 35% maximum impervious surface, and the plans appeared to have much in excess of
315 35% impervious.
- 316 2. It was noted that commerce is prohibited from taking place.
- 317 3. It appeared the driveways as shown are crossing slopes of 13 – 25%, which would require a
318 variance.
- 319 4. Commissioners wanted clarification on what each unit is provided. Applicants explained they come
320 plumbed with water, heat and sewer; they will have a drain and waterproof waste trap, which is
321 regulated by the Minnesota Pollution Control Agency (MPCA).
- 322 5. If the garages would hold “public or planned events” that would need to be identified in the
323 Conditional Use Permit application.
- 324 6. “Unmonitored” storage and keeping or disposing of hazardous materials/waste was a concern.
325 Commissioners asked if there would be a “site manager” who would monitor what goes in and out
326 of the garages, and/or what materials are hazardous.
- 327 7. Commissioners were concerned about the condominium concept and who would be the ultimate
328 “owner” or responsible party. Who would be the governing body for oversight of enforcement,
329 maintenance of buildings and infrastructure and compliance of unit owners.
- 330 8. Commissioners questioned where wells and septic would be located, as there didn’t seem to be
331 enough property to accommodate those. It was suggested that toilets be limited to the Community
332 Building. It was noted that a “community septic system” is allowed under a Conditional Use Permit.
- 333 9. Hazardous materials being dumped into a septic system was a concern. Commissioners noted that
334 the facility in Chanhassen has more utility infrastructure to handle this type of use. Afton does not.
- 335 10. Commissioners indicated that the impervious surface should be reduced to an allowed amount;
336 groundwater must be protected; and, storage and/or disposal of hazardous materials must be
337 monitored. They felt the applicant must provide proof of protection of groundwater and of proper
338 storage and/or disposal of hazardous waste.
339

340 **As a sketch plan review the Planning Commission provided feedback to applicant Larry Best/Chrome-X,
341 LLC for Luxury Storage Garages at 13900 Hudson Road. No further action was needed.**
342

343 d. Sewer Ordinance Amendment – **Chair Ronningen opened the Public Hearing at 8:28 p.m.**

344 Administrator Moorse summarized that at the June 1, 2015 meeting the Planning Commission reviewed a
345 draft sewer ordinance amendment and provided substantial feedback which has been incorporated into this
346 Public Hearing document. Moorse indicated the Commission raised a question about discharging hot tub and
347 pool water into the sanitary sewer system. The sewer amendment consultant indicated her understanding is that
348 the hot tub and pool water can be discharged to a yard or a stormwater system, to prohibit discharging the
349 volume of water into the sanitary sewer system.

350 Commissioners chose to continue the public hearing to the next meeting.
351

352 **Motion/Second: Ronningen/Seeberger. To continue the Public Hearing for the sewer ordinance
353 amendment to the August 3, 2015 Planning Commission meeting. Motion carried 7-0-0.**
354

355 **8. NEW BUSINESS – none.**

356

357 **9. OLD BUSINESS –**

358

359 a. [Item 9a was moved to Item 6b.]

360

361 b. [Item 9b was moved to Item 6a.]

362

363 c. Residential Solar Array Ordinance – Administrator Moorse explained that the Model Solar Ordinance
364 has been updated with commissioner comments and reformatted to be consistent with city ordinances.

365 Commissioners reviewed the draft solar ordinance, correcting typos and requesting changes to be incorporated.

366

367 **The draft Solar Array Ordinance will be updated and a Public Hearing will be held at the August 3 PC**
368 **meeting.**

369

370 d. PC Training Opportunities – Staff brought training opportunities to commissioners’ attention:

371

1. St. Croix Workshop-on-the-Water, August 6, 2015 and

372

2. Summer and Fall 2015 Land Use Planning Workshops by GTS Educational Events.

373

374 e. Draft City Council Minutes - Update on City Council Actions – Chair Ronningen reported the actions by
375 Council approving the Minor Subdivision application for FOC, LLC and approving the variance for one
376 driveway for the 30th Street property for Matt Twomey.

377

378 **10. ADJOURN –**

379

380 **Motion/Second: Nelson/Wroblewski. To adjourn the meeting at 9:04 p.m. Motion carried 7-0-0.**

381

382 Respectfully submitted by:

383

384

385

386 _____
Kim Swanson Linner, Deputy Clerk

387

388 **To be approved on August 3, 2015 as (check one): Presented: X or Amended: _____**