

---

The meeting was held in-person, with participation via Zoom also available.

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Present: Kris Kopitzke, Justin Sykora, Marc Porupsky, Jacob Edwards, Kuchen Hale, A quorum was present. Absent were Sally Doherty, Doug Parker, James Langan, Christian Dawson (all excused).  
**ALSO IN ATTENDANCE** – City Administrator Ron Moorse, City Council member Lucia Wroblewski, City Planner Claire Stickler.
4. **APPROVAL OF AGENDA** –  
Add items “8a internet, 8b natural gas, 8c July meeting”  
**Motion/Second Edwards/Porupsky to approve the agenda for the June 3, 2024 Planning Commission meeting with additions above. Passed 5-0.**
5. **APPROVAL OF MINUTES** –  
**Motion/Second Porupsky/Hale to approve the minutes of the May 6, 2024 Planning Commission meeting. Passed 4-0-1** (Edwards abstain)
6. **REPORTS AND PRESENTATIONS** none
7. **PUBLIC HEARINGS**
  - A. John Galles Variance Application at 14252 15<sup>th</sup> St S  
Chair Kopitzke opened the public hearing at 7:05 PM.  
Claire Stickler, City Planner, stated the application is for a variance to build a 988 square foot detached garage at 14252 15<sup>th</sup> St. South. The proposal requires 2 variances: a 50-foot variance from the 150-foot front yard setback, and a 24-foot variance from the 50-foot rear yard setback. This is a variance request from section 153.051 of the Afton City Code. An accessory structure of this kind is permitted in the Rural Residential district, but district regulations would not allow for any site placement based on the layout of this parcel. The property is zoned Rural Residential and is 4.2 acres with an existing single-family home. The lot is abnormally shaped due to its position on a curved street and is significantly wider than it is in length. The range of land where a structure would be permissible is far from the property’s driveway and is too narrow to fit the size of the requested structure. Other locations would likely require a secondary driveway which is not preferred by the City.  
No comments were received  
**Motion/Second Edwards/Porupsky to close public hearing. Passed 5-0.**  
Public hearing closed at 7:09 PM  
Porupsky asked about neighbor communication  
**Motion/Second Kopitzke/Edwards to recommend approval of the variance application at 14252 15<sup>th</sup> St S.**  
Chair Kopitzke would like to add finding that need for a garage is central to use of the property.  
**Passed 5-0.**
  - B. Ordinance Amending the Home Occupation Ordinance – Ordinance 03-2024  
Chair Kopitzke opened the public hearing at 7:12 PM.  
Administrator Moorse stated that the Council, at its April 25, 2024 work session, discussed a proposal from an Afton resident to bake and sell bread in his home under the Cottage Food law. While the baking of bread within the requirements of the Cottage Food law would be allowed under the City’s Home Occupation ordinance, the selling of the bread at the home is not allowed under the Home Occupation ordinance due to the ordinance’s prohibition of retail sales. The Council requested staff to draft an ordinance to allow retail

57 sales of food prepared under the Cottage Food law with an administrative permit and if the gross annual sales  
58 are within the Tier 1 sales limit that is currently \$7,665.

59 Paolo Tagliaferri, Pheasant Court, was present. He is a bread maker and would like to be able to sell his products  
60 under the MN Cottage Food law.

61 **Motion/Second Hale/Edwards to close public hearing. Passed 5-0.**

62 Public hearing closed at 7:24 PM.

63 Hale stated she is in support of this as she has seen baked goods being sold at farm stands – this would be clear.

64 Chair Kopitzke asked about farm stands in ordinance (they are allowed).

65 Administrator Moorse stated the city is changing the home occupation ordinance to allow retail sales for cottage  
66 food products.

67 Sykora asked if there would be a burden of oversight for the city staff as it's another regulation.

68 Administrator Moorse stated a process will be put in place to check renewals on annual basis; would prefer to  
69 have something to enforce.

70 Sykora asked if other communities have similar laws. (In Washington county there are 237 licensed by state,  
71 with 8 in Afton.)

72 **Motion/Second Hale/Porupsky to recommend approval of Ordinance 03-2024 amending the Home  
73 Occupation ordinance. Passed 5-0.**

74

75 **8. NEW BUSINESS –**

76 8a. Internet options

77 Hale stated that Century Link is the only option for her location, would like to know if there are there other  
78 ways to get providers in.

79 Porupsky stated he was on the committee in 2015-16; Comcast had no interest in rural areas.

80 Sykora stated that Century Link is not reliable. Could 5G providers be established? Is there a cell tower  
81 ordinance that is prohibiting?

82 Administrator Moorse stated that in the past Century Link provided minimum; city is now working with  
83 Comcast, and identified 4 neighborhoods to run fiber. Has been working to find funding as federal aid is available  
84 to do more. The state considers Afton part of metro so no state funding is available.

85 Porupsky recommended forming the committee again.

86

87 8b. Natural Gas providers

88 Hale asked if there are any other providers to the area or any way to get a line run to her property and others  
89 nearby.

90

91 8c. July 1 Meeting

92 Administrator Moorse will check to see if there will be a quorum for the next meeting.

93

94 **9. OLD BUSINESS -**

95 A. Update on City Council Actions

96 Council member Wroblewski provided a summary of the May 21, 2024 Council meeting.

97

98 **10. ADJOURN –**

99 **Motion/Second Sykora/Edwards to adjourn. Passed 7-0.**

100 Meeting adjourned at 7:58 PM

101

102

103

104 Respectfully submitted by:

105

106

107 JY  
Julie Yoho, City Clerk

108

109

Afton Planning Commission  
Meeting Minutes **APPROVED**  
June 3, 2024

110 To be approved on  
111 July 1, 2024 as (check one): Presented: \_\_\_\_\_ X \_\_\_\_\_ or Amended: \_\_\_\_\_  
112  
113