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

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:06 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Present: Doug Parker, Jacob Edwards, James Langan, Justin Sykora, Kris Kopitzke, Kuchen Hale, Christian Dawson, Sally Doherty, Marc Porupsky. A quorum was present.
ALSO IN ATTENDANCE – City Administrator Ron Moore, City Council member Annie Perkins
4. **APPROVAL OF AGENDA** –
Motion/Second Parker/Langan To approve the agenda for the June 5, 2023 Planning Commission meeting. Passed 9-0.
5. **APPROVAL OF MINUTES** –
Motion/Second Parker/Langan To approve the minutes of the May 1, 2023 Planning Commission meeting. Passed 8-0-1 (Porupsky abstain)
6. **REPORTS AND PRESENTATIONS** none
7. **PUBLIC HEARINGS** none
8. **NEW BUSINESS**
 - A. Draft Exterior Storage Ordinance Amendment
Administrator Moore provided a summary of the ordinance amendment which includes regulations regarding the use of shipping containers for storage, off-street parking of recreational vehicles in the RR and Ag Districts, and regulations regarding the storage of vehicles and trailers on residential properties in the VHS-R and VHS-C Districts.
After discussion, the Commission members had the following feedback:
 - Shipping containers should be allowed to be used as permanent accessory structures, based on:
 - The cost of shipping containers is substantially lower than the cost of building a similarly-sized accessory building
 - Shipping containers are a popular option for meeting storage needs as part of agricultural uses
 - Houses are being built using shipping containers
 - Definitions of “shipping container” and “portable storage container” are needed, because there is a substantial difference between the short term, portable storage containers, and the actual shipping containers.
 - Shipping containers should be allowed with a set of standards, such as setbacks and appearance
 - Once a shipping container is on-site for six months, it should be required to meet the same standards as an accessory building. This would include being located farther from the front lot line than the house unless on a lot of at least 5 acres and fully screened year-round from the public street and neighboring properties.
 - A shipping container or other short term portable storage container should be allowed to be located in the driveway or in front of the house for longer than two weeks, because it generally takes longer than two weeks to move into a house.
 - There are a number of portable fabric structures in the city that are used as permanent storage structures and are in various states of repair or disrepair.
 - Regarding exterior storage regulations, the commission members suggested that it may be beneficial to review the ordinance in general for updating/refreshing.

- Regarding the storage of vehicles, trailers and similar; the Commission questioned what problem we are trying to solve, particularly in relation to the storage of a pick-up truck and trailer on a residential property in the VHS zones. There was a question regarding whether overnight parking of a pickup truck and trailer that are used for a commercial use during the day meets the definition of storage.

B. Draft Shoreland Ordinance Amendment Regarding tree protection and replacement

Administrator Moose provided a summary of the ordinance amendment which is the result of illegal removal of trees in the shoreland area. The draft was developed with assistance from the Department of Natural Resources and Washington County.

After discussion, the Commission members had the following feedback:

- The fine for illegal tree removal should be at least \$2,500 per tree. Also, the fine should be applied to the tree contractor in addition to the property owner.
- When multiple trees are required to replace individual trees that are removed, the tree planting plan should ensure trees are not planted too close together, so that they crowd out each other as they grow.
- If trees are damaged by a natural disaster, are they exempt from the tree replacement requirements?
- The draft ordinance defines significant trees as those with a trunk diameter of a minimum of 6 inches. How should the ordinance treat the removal of multiple small trees whose removal will have a cumulative effect on screening?
- The City should have a list of acceptable tree species.
- The draft ordinance requires new trees to be maintained for a minimum of two years. The Commission suggested the trees should be required to be maintained in perpetuity through a deed restriction/covenant or similar which provides the City with the ability to replace any of the trees that die or are dying and assess the cost of replacement to the property owner.
- In addition to the tree restoration requirements, the Council should consider an ordinance that limits mowing and turf grass in the shoreline area.

C. Draft Solar energy Systems Ordinance amendment

Administrator Moose provided a summary of the amendment which is to amend the Solar Energy Systems Ordinance to revise the size limitation on residential solar arrays. Based on feedback, it is staff's understanding that the key size limitation for residential solar arrays is the maximum generating capacity of 40kW. The 120% of actual usage limitation is not a required limitation. Staff has drafted an ordinance amendment to reflect the removal of the 120% restriction for review and feedback by the Planning Commission.

Because the key condition of allowing the larger ground-mounted solar array size is that the solar array is fully screened, it is important to be clear about the definition of "fully screened". The draft ordinance amendment includes the following definition of "fully screened": Fully Screened means that the solar array is 90% screened year-round from the public road and from neighboring properties when viewed from the ground level.

The Commission members did not have any additional feedback.

D. Reminder of June 26 Planning Commission Meeting

Due to the July 4 holiday, the July planning commission meeting will be held on June 26. (4 members will be absent)

9. OLD BUSINESS -

A. Groundwater Protection

Examples of ordinances from Stillwater and Woodbury relating to fertilizer use were shared.

B. Update on City Council Actions –

Council member Annie Perkins provided a summary of the May council meeting.

106 **10. ADJOURN**
107 **Motion/Second Parker/Porupsky To adjourn. All aye, Passed 9-0.**
108 Meeting adjourned at 8:32 pm.

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112 Respectfully submitted by:

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114 JY
115 Julie Yoho, City Clerk

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118 To be approved on
119 June 26, 2023 as (check one): Presented: X or Amended: _____
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