

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 PM
2. **PLEDGE OF ALLEGIANCE** – was recited.
3. **ROLL CALL** – Present: Chair Kris Kopitzke, Kuchen Hale, Roger Bowman, Sally Doherty & Justin Sykora. Absent were Scott Patten (not excused), Christian Dawson, James Langan, Doug Parker (all excused).
ALSO IN ATTENDANCE – Council member Wroblewski, City Administrator Ron Moore
4. **APPROVAL OF AGENDA** –
Motion/Second Hale/Doherty To approve the Agenda of the September 9, 2019 Planning Commission meeting. Passed 5-0.
5. **APPROVAL OF MINUTES** –
A. August 5, 2019
Motion/Second Bowman/Sykora To approve the minutes of the August 5, 2019 Planning Commission meeting, noting Patten as unexcused. Passed 4-0-1 (Doherty abstain)
6. **REPORTS AND PRESENTATIONS** - None
7. **PUBLIC HEARINGS** –
A. James Kuktavy Variance application at 16508 Swede Hill Dr
Chair Kopitzke opened the public hearing at 7:05 PM
Administrator Moore provided a summary of the application which is to allow an accessory building to be located 45 feet from the centerline of Swede Hill Dr.
No comments were received from the public
Motion/Second Doherty/Sykora to close public hearing. Passed 5-0.
Hearing closed at 7:10 PM
Discussion
Doherty stated that this looks like the best location. There should be a variance for building in front of house also, along with setback from center line.
Bowman asked about height of building? (same as main house, roofline will match, 18-20').
Kopitzke asked about previous building on site (small shed, still there approximately 16 x 10 or less)
Sykora would encourage including a gutter system to avoid water runoff from roof going to bluffline.

Motion/Second Kopitzke/Hale To recommend approval of variance request with along with recommending a variance to allow building to be placed in front of house as per Afton code Sec. 12-187g. Include additional findings: road curves significantly into lot; prior recommended approval from city; approval has been received from DNR for bluffline and easement; minimal impact on neighbors and community; meets requirements for location near bluff.
Findings
 1. The subject property is a five-acre parcel located within the Lower St. Croix River Bluffland and Shoreland Management Overlay District
 2. The subject property is located in the Rural Residential zone, as are the surrounding properties.
 3. The property has steep slopes on the western portion of the lot and east of the house.
 4. The parcel has an irregular shape, due to the sharp curve of Swede Hill Drive, which further restricts the buildable area.
 5. The maximum accessory building size allowed on the property is 2,000 sq. ft.**Conditions**
 1. The accessory building shall be located as shown on the aerial photo site plan.
 2. There shall be no vegetation removal.

- 56 3. The accessory building shall be visually inconspicuous from the river during leaf-on
- 57 conditions.
- 58 4. The natural appearance of the shoreline, slope, and bluffline shall be preserved, and the
- 59 applicant shall agree to donate a scenic easement to the state and maintain the scenic
- 60 easement in an undisturbed condition and appearance. Such scenic easement shall specify
- 61 that on all land lying from the proposed building line closest to the river, or property line
- 62 closest to the river, or such lesser area subject to the easement as may be accepted by the
- 63 commissioner, no destruction, cutting, trimming, or removal of trees, shrubs, bushes, or
- 64 plants, and no topographic changes of the natural landscape by excavation, drainage, filling,
- 65 dumping or any other means shall occur without a written authorization from the
- 66 commissioner of natural resources.
- 67 5. The color of the structure including the roof and trim shall be of earth tone color.

68 **Motion Vote: Passed 5-0**

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70 **8. NEW BUSINESS** – none

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72 **9. OLD BUSINESS** –

73 A. Review & clarification of elements of PLCD ordinance language

74 Administrator Moorse provided information on the Washington county land and water legacy program

75 Bowman asked about enforcement and question of what can be done if violation of conditions occur

76 Discussion was held on the process and it was decided that the commission would like feedback from council
77 before an ordinance change is drafted.

78 Discussion was also held over shared driveways and the conservation easement requirement. Concern was
79 expressed over who would want to hold a small easement.

80 Language was reviewed to be sent to city council for direction.

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82 B. Update on City Council actions

83 Council member Wroblewski provided a summary of the August City Council meeting.

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85 **10. ADJOURN**

86 **Motion/Second Doherty/Hale To adjourn. Passed .5-0**

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88 Meeting adjourned at 8:49 PM

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92 Respectfully submitted by:

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94 JY

95 Julie Yoho, City Clerk

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98 **To be approved on November 4, 2019 as (check one): Presented: X or Amended: _____**

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