

ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
AUGUST 14, 2008

The meeting was called to order at 7:00 p.m., Vice Chairman Kreft presiding.

Members Present: Grabitske, Haggenmiller, Vice Chairman Kreft, Mielke, Pinske, Councilmember Curt Reetz

Members Absent: Hislop, Kramer, Nagel

Also Present: P&Z Administrator Cynthia Smith-Strack, Darrell Kolden, Marge Kloeckl

Motion by Reetz, seconded by Pinske, and passed by unanimous vote to approve the agenda as presented.

Motion by Grabitske, seconded by Haggenmiller, and passed by unanimous vote to approve the minutes from the July 10, 2008 meeting as presented.

Vice Chairman Kreft recessed the regular meeting to hold a public hearing.

Zoning Ordinance Update: Planned Unit Developments

Vice Chairman Kreft called to order the public hearing regarding Zoning Ordinance update for Planned Unit Developments. It was noted that there was no present and no written comments had been received. Smith-Strack reviewed the information in proposed Ordinance No. 227 and stated that if approved, would completely repeal and replace the current ordinance of record related to PUD's.

Vice Chairman Kreft adjourned the public hearing and reconvened the regular meeting.

Brief discussion was held on proposed Ordinance No. 227-PUD's. Various questions were asked and answered.

Reetz introduced the following resolution and moved for its adoption:

PZ RESOLUTION NO. 9-2008

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE 227, AN ORDINANCE REPEALING AND REPLACING SECTION 11 OF ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, RELATING TO PLANNED UNIT DEVELOPMENTS

WHEREAS, the City is in the process of finalizing updates to the Comprehensive Plan; and

WHEREAS, the Arlington Zoning Ordinance as a local control will be used to implement the vision, goals, objectives, and policies contained in the Comprehensive Plan; and

WHEREAS, the Arlington Planning Commission finds Section 11 of Ordinance 169 relating to Planned Unit Developments is not up to date; and

WHEREAS, the City of Arlington initiated an amendment to Ordinance 169, the Arlington Zoning Ordinance relating to Planned Unit Developments; and

WHEREAS, the Arlington Planning Commission has reviewed and studied the issue and developed text to be included in Ordinance 227; and,

WHEREAS, a public hearing was properly noticed and held on August 14, 2008 by the City of Arlington Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning Commission recommends the City Council approve Ordinance 227, entitled “An Ordinance Repealing and Replacing Section 11 of Ordinance 169, the Arlington Zoning Ordinance relating to Planned Unit Developments’, a copy of which is attached as Exhibit A. (*See Attached*)

The motion for the adoption of the foregoing resolution was duly seconded by Pinske and upon poll being taken thereon the following voted in favor thereof: Grabitske, Haggemiller, Kreft, Mielke, Pinske, Councilmember Reetz; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: Hislop, Kramer, Nagel.

Adopted by the Planning & Zoning Committee of the City of Arlington this 14th day of August, 2008.

Signed: /s/ Arden Kreft
Vice Chairperson

Attest: /s/ Cynthia Smith-Strack
Planning & Zoning Administrator

Whereupon the resolution was declared duly passed and executed.

Vice Chairman Kreft recessed the regular meeting to hold a public hearing.

Zoning Ordinance Update: Funeral Homes in R-1 District

Vice Chairman Kreft called to order the public hearing regarding the Zoning Ordinance update for Funeral Homes in R-1 Districts. It was noted that Darrell Kolden and Marge Kloeckl were present. Smith-Strack gave a brief summary of the zoning of the surrounding properties and explained that under the current zoning ordinance funeral homes are not ‘permitted uses’ within R-1 classifications. She stated that funeral homes are most often allowed within residential districts in much the same fashion that places of worship are allowed, as they are generally very well-maintained and occasionally used facilities (not a high volume of traffic). It was her recommendation to allow funeral homes in R-1 zones with the condition that side and/or rear yard screening is provided where it abuts residential lots. Kolden expressed his concern about the screening requirement. Kloeckl voiced here opinion on the matter as being in favor of allowing the current funeral home facility to expand with a natural screen (shrubs). Smith-Strack read 2 letters that she had received from residents in the neighborhood regarding this matter.

Vice Chairman Kreft adjourned the public hearing and reconvened the regular meeting.

Grabitske introduced the following resolution and moved for its adoption:

PZ RESOLUTION NO. 10-2008

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE 228, AN ORDINANCE AMENDING SECTION 5 (R-1 SINGLE AND TWO FAMILY DISTRICT), SUBDIVISION 2 (PERMITTED USES) OF ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, RELATING TO FUNERAL HOMES

WHEREAS, the City of Arlington placed Ordinance 169 into effect several years ago; and

WHEREAS, the Arlington Planning Commission finds portions of Ordinance 169 relating to permitted uses in the R-1 zone are not up to date; and

WHEREAS, an amendment to Ordinance 169, the Arlington Zoning Ordinance to allow funeral homes as permitted uses within the R-1 District has been developed; and

WHEREAS, the Arlington Planning Commission has reviewed and studied the proposed amendment; and

WHEREAS, a public hearing was properly noticed and held on August 14, 2008 by the City of Arlington Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Planning Commission recommends the City Council approve Ordinance 228, entitled "An Ordinance Amending Section 5 (R-1 Single and Two Family District), Subdivision 2 (Permitted Uses) of Ordinance 169, The Arlington Zoning Ordinance, Relating to Funeral Homes" a copy of which is attached as Exhibit A.

The motion for the adoption of the foregoing resolution was duly seconded by Pinske and upon poll being taken thereon the following voted in favor thereof: Grabitske, Haggemiller, Kreft, Mielke, Pinske, Councilmember Reetz; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: Hislop, Kramer, Nagel.

Adopted by the Planning & Zoning Committee of the City of Arlington this 14th day of August, 2008.

Signed: /s/ Arden Kreft
Vice Chairperson

Attest: /s/ Cynthia Smith-Strack
Planning & Zoning Administrator

Whereupon the resolution was declared duly passed and executed.

**EXHIBIT A
CITY OF ARLINGTON
ORDINANCE NO. 228**

AN ORDINANCE AMENDING SECTION 5 (R-1 SINGLE AND TWO FAMILY DISTRICT), SUBDIVISION 2 (PERMITTED USES) OF ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE, RELATING TO FUNERAL HOMES

THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH AND WELFARE, HEREBY ORDAINS:

- I. SECTION 5 (R-1 SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT), SUBD. 2 (PERMITTED USES) OF ORDINANCE 169 SHALL BE AMENDED TO INCLUDE SUBSECTION 7 AS FOLLOWS:
 7. Funeral homes, provided side and/or rear yard screening is provided where the funeral home abuts a lot containing a residential dwelling unit.
- II. EFFECTIVE DATE. This Ordinance is effective upon its adoption and publication as prescribed by law.

Adopted by the City of Arlington on the ____ day of _____, 2008.

James R. Kreft, Mayor

Attest:

Matthew Jaunich, City Administrator

The July Building Permit Report from Building Official Haslip was reviewed. Discussion was held on various properties/permits.

Kreft expressed concern about the disease affecting Ash Trees and the number of such trees in city limits. Reetz commented that the City has contracted with a Forrester Service now and they will advice on what needs to be done. Kreft commented that he would like to see people have to get permits to take trees down.

Motion by Grabitske, seconded by Mielke, and passed by unanimous vote to adjourn the meeting.

PZ Adm. Cynthia Smith-Strack

Vice Chairman Arden Kreft