

ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
JULY 9, 2009

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

Members Present: Grabitske, Haggenmiller, Kreft, Chairman Nagel, Pinske, Councilmember Reetz

Members Absent: None

Also Present: PZ Adm. Smith-Strack, Bruce Pinske, Paul Wiemann, Avery Grochow, Dave Elfstrand, Levi Allen

Motion by Reetz, seconded by Pinske, and passed by unanimous vote to approve the agenda with the following addition:

7B) Discuss Archery Range at Fairgrounds.

Motion by Pinske, seconded by Reetz, and passed by unanimous vote to approve the Minutes from the April 2nd and May 7th meetings as presented.

Chairman Nagel recessed the regular meeting to hold a public hearing.

Preliminary/Final Plat and Rezoning: Seneca Foods

Chairman Nagel called to order the public hearing regarding the Preliminary/Final Plat and Rezoning for Seneca Foods property. Smith-Strack noted that Seneca's property lies within both the corporate limits of the City of Arlington and Arlington Township. She commented that a petition for annexation will be forthcoming in the very near future. She advised the Committee to proceed with the public hearing, but to postpone any potential action until the petition for annexation is received. It was noted that the proposed plat was not a regular conventional one in that there were no improvements being made to the property; instead it was cleaning up a lengthy legal description and allowing the city to re-establish its southern corporate boundary line. It was also noted that the property within city limits is currently zoned I-1 (Light Industrial) and needs to be rezoned to I-2 (General Industrial) as the produce canning portion of the facility is not a permitted use in an I-1 district. Smith-Strack reviewed the details of the preliminary plat, including acreage, wetlands, floodplains, performance (lot and block, setbacks) standards, etc. She commented that she had talked with City Engineer Hawbaker regarding storm water requirements and was told that none were needed as there were no improvements being made on the property nor was it being developed. Some discussion was held on the utility and/or blanket easements on the property. Considerable discussion was held.

Chairman Nagel adjourned the public hearing and reconvened the regular meeting.

Motion by Grabitske, seconded by Haggenmiller, and passed by unanimous vote to table action on the Preliminary/Final Plat and Rezoning for Seneca Foods property until the August 13th meeting for reason stated above.

Discussion was held on the Neisen Conditional Use Permit (CUP). Smith-Strack stated that the property was not in compliance with the terms of the CUP and noted some of the violations. She stated that the Council had voted (at their meeting on July 6th) to take against action the property owner for said non-compliance and explained the process for same.

Smith-Strack gave a brief update on Petitions for Annexation (High Island Creek Development, EDA property, Jeff Hennen property) currently in front of the Council and where they were at in the process.

Smith-Strack commented that Trisha Rosenfeld had resigned from the Planning Committee as she had moved out of city limits, therefore creating a vacancy on said Committee. The Council had accepted the resignation and authorized the advertisement for applicants to fill said vacancy.

Levi Allen was present to discuss the proposal of an archery range at the fairgrounds. He explained where the proposed range would be located on the fairgrounds (between horse corral and turn 2 of racetrack) and how it would be operated. Smith-Strack expressed concern about liability issues and would like to see the Fair Board put something in writing holding the City harmless. No action was taken, but the Committee was favorable to the idea.

The May Building Permit Report from Building Official Haslip was reviewed. It was noted that the June report was not ready in time for the meeting. It was also noted that Building Official Haslip has been catching people doing projects without first obtaining permits (average 10-15 per month). Smith-Strack commented that she has also addressed compliance issues or handled complaints regarding permits. She stated that there is a fine/penalty for starting a project without first obtaining a permit. Discussion was held on what does/not need permits (building or land use).

Brief discussion was held on the progress the VonEschen property was making, if any. Brief discussion was also held on the zoning/use of the Chime Clock Jewelers property owned by Ray Meffert soon to be sold on auction.

Smith-Strack commented on home-based businesses and that the City currently does not have any regulations for such businesses.

Brief discussion was held on properties that had or could still have underground tanks on them.

Discussion resumed on urban beekeeping standards. Smith-Strack commented that she had been in contact with the President of the Minnesota Hobby Beekeepers Association (MHBA) and he expressed his concerns about the ordinance being proposed as being too restrictive. The Committee reviewed and discussed the various comments made from the MHBA. Public safety was the foremost concern.

Smith-Strack asked about rescheduling the August meeting to the 13th. There was no opposition.

Smith-Strack talked about the need for permits to replace 'public' sidewalks. She stated that the City doesn't have any design/construction standards in place at this time.

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

PZ Adm. Cynthia Smith-Strack

Chairman Lowell Nagel