

**North Branch Planning Commission  
Work Session Minutes  
April 8, 2014**

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Members Present: Commissioners: John W. von Lange, Tom Borchardt, Mark Ramaley (absent) and Don Swanson  
Also Present: Planner Ken Roberts

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1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Interim Use Permit Discussion

Von Lange said he can see both sides of this issue and the Council asked the Planning Commission to discuss and provide some direction on them. Von Lange would like one of the Planning Commission members to attend Council meetings to provide answers or feedback for the Council. Borchardt would like to delete "until zoning designations no longer allow it." Borchardt would also like to remove any zoning change can negate ability to have the interim use. The Commission agreed. The interim use permit application should be processed like the conditional use permit. Borchardt would like to discuss if the IUP would be transferrable. Roberts indicated that the IUP does end and should only be for that applicant. If another applicant is interested, they can go through the process for a newly issued IUP. Borchardt would like to be careful when an owner dies, for instance that the business is not terminated in case the family wants to continue. Borchardt would like to know if the IUP is transferrable and whether it is issued to person or property. Von Lange City can define it. Roberts will look into that.

Borchardt would like to address transient sales. Roberts indicated that the way he reads things it is in two commercial districts in Minnetonka and he needs to know where transient sales should be located in North Branch. Borchardt indicated all districts. The Commission discussed whether to regulate outside sales and the display of plant materials. Commission agreed. Borchardt said he reviewed the County's interim use permit guidelines and he does not have a problem with commercial and residential kennels being included. Commission discussed seasonal agricultural housing and agreed it would come under building codes. It was determined to leave the language as is limiting to three trailers. No need to regulate for auction businesses. Contractors yards that are temporary if they come and build a building and need a staging location off the construction site just during construction of that building no need for regulating in this chapter. Bed and breakfasts will be handled as a conditional use permit. The Commission discussed startup businesses and whether to leave in the language. Borchardt feels the language is vague enough to be able to work with someone if it becomes necessary.

Roberts asked about the Bloomington examples. Commission agreed nothing from the Bloomington examples is needed in North Branch. Roberts asked about

Princeton. Nothing from Princeton other than the language about churches. Rosemount sample was discussed and the Christmas Tree sales was agreed to be added. The Commission agreed not to regulate farmers selling their own products.

Von Lange said he would like to discuss food trucks. No need to regulate at this point. Roberts noted that he would add the items discussed and formulate an ordinance for the Planning Commission to review.

The Commission discussed non-conforming uses and agreed that the use can continue until there is a fire or other destruction of the building. Von Lange suggested increasing setbacks from Highway 95 for the future. Borchardt said it was a good idea but said it will not change the look of the City from what it is today and it will not make it possible for a wider road through the City in the near future for downtown but east and west of downtown things would be more open.

3. Comprehensive Plan Conflicts

Borchardt would like to direct staff to direct language to fix the one-acre lot language conflicts in the Comprehensive Plan. Roberts indicated this item is on the work list.

4. Forest Lake Paper

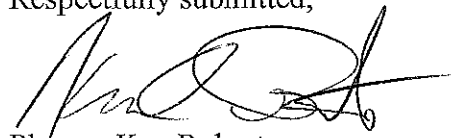
Swanson noted that Forest Lake has taken decisions out of the hands of elected officials and gives the decision-making control to the Planning Commission for some land use issues. Swanson said this might be a way to prevent delay in City decisions for land use applications.

Roberts noted that there is a joint meeting on April 17, 2014 with the Council and there are three applicants for the Planning Commission vacancy.

Motion by Swanson, seconded by Borchardt, to adjourn.

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,



Planner Ken Roberts

TOSS/jrl