

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF
NORTH BRANCH IN THE COUNTY OF CHISAGO
AND IN THE STATE OF MINNESOTA**

REGULAR SESSION

February 18, 2014

CALL TO ORDER: The North Branch Planning Commission met in regular session and was called to order at 7:00 p.m.

ROLL CALL: Commissioners present were John Von Lange, Mark Ramaley (absent), John Philipsen, Tom Borchardt and Don Swanson. Also present Council Liaison Furman and City Planner Ken Roberts.

APPROVAL OF MINUTES:
November 18, 2013 Minutes
January 14, 2014 Worksession

Motion by Von Lange, seconded by Swanson to approve the November 18, 2013 Regular Minutes and January 14, 2014 Work session Minutes as presented. All voted AYE.
Motion carried.

ADDITIONS TO AGENDA: NONE

STAFF REPORTS:

- 5.1 City Council Update**
Roberts provided an update on recent Council actions.
- 5.2 Activity Report**
Roberts reviewed building activity report information with the Commission.
- 5.3 Election of Officers**
Motion by Philipsen to nominate Von Lange for Chair, seconded by Borchardt. Motion by Von Lange to nominate Borchardt, seconded by Swanson.

All in favor of Von Lange for chair. Ayes – 2.

All in favor of Borchardt for chair. Ayes – 2.

Because of the tie vote, the Commission then went through another round of nominations for chair.

Motion by Philipsen to nominate Von Lange for Chair. Seconded by _____.

All in favor of Von Lange for Chair. Ayes – 3. Motion carried.

Motion by Von Lange, seconded by Philipsen to appoint Swanson to Vice Chair. All voted AYE. Motion carried.

PUBLIC HEARINGS:

6.1 Conditional Use Permit for Lakes Region EMS

Planner Roberts outlined the conditional use permit for Lakes Region EMS. Von Lange is concerned with licensing or permitting out of this location because business changes over time. The EMS staff explained that the reality is there is little sitting around at the station/location waiting for the next call. Von Lange wants to be sure there is ability for them to rest and lay down not just in a chair. Von Lange asked if there are other communities to build a larger site. EMS staff said that he joined the organization in 2004 and this growth conversation has been ongoing. The current site is one acre and adding on 3,000 square feet would cost around \$500,000. EMS staff indicated that their cost is less or around the same as renovations would have been. They were able to negotiate a price with the bank that includes the bank purchasing the existing building. The EMS staff said that the proposed building feels like a great match for them.

Philipsen said he had no issue with the request other than the gray area of the sleeping for responders.

Chair Philipsen closed the public hearing.

Swanson said that the City wants to keep its businesses here.

Motion by Swanson, seconded by Borchardt to approve the Conditional Use Permit with the additional condition as listed by Staff.

Philipsen asked if they will exit through North Woods or straight out to 61. EMS staff said they would only go south into North woods if there is a train or for a call in North Woods.

After discussion, all voted AYE. Motion carried.

OLD BUSINESS:

Borchardt said that during the discussion of permitted and conditional uses in I2 and I4 zoning districts during the last work session the Commission scratched recreational facilities on the perimeter of the park as a possible land use. Borchardt said would like to change that and add in recreational sports facility indoor or outdoor because there might be paintball or go cart tracks or a waterpark or who knows. Furman said that several years ago there was a concern that a business would come in and have x-rated and that may have been considered recreational. Planner Roberts indicated that there are already adult uses listed in the ordinance. Commission agreed to add the recreational uses as a conditional use permit in the industrial zoning districts.

NEW BUSINESS:

Roberts indicated that there is a pretty serious buyer looking at 30 to 40 acres in the ESSBY business park.

Roberts been in this position almost a year and he thanked Philipsen for his 20 years of service to the City and wished him well. Philipsen indicated he has to resign due to the expansion of his business requiring additional time.

COMMISSIONERS QUESTIONS/COMMENTS:

Swanson commented that the Many Faces of North Branch magazine does not mention the Planning Commission at all.

Planner Roberts noted that training with the City Council and the City Attorney on Thursday is scheduled for 6:30 p.m.

Motion by Borchardt, seconded by Swanson, to adjourn. All Voted AYE. Motion carried.

ADJOURNED: at 7:41 p.m. by Chair Philipsen.

APPROVED _____ ATTEST _____

Respectfully submitted,

Ken Roberts, Planner
TOSS/jrl