

**CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**PLANNING COMMISSION MINUTES
May 24, 2005**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, May 24, 2005 in the Council Chambers at City Hall, 1101 Victoria Curve at 7:30 pm.

The following Commissioners were present: Acting Chair Hesse, Commissioners Miller, Dolan, and M. McManus. Those excused were: Chair Lorberbaum, Commissioners B. McManus, Betlej. City Staff present were City Engineer Sue McDermott and Administrative Assistant Patrick C. Hollister. Also present was Planner Steve Grittman. Minutes were recorded by Becki Shaffer.

Approval of April 26, 2005 Minutes

Page 10, 3rd paragraph, should read:

“Commissioner M. McManus, who works in Anoka County, checked with ~~several~~ the school districts in that county, asking about the signage they had; the main thing that the school officials said was that the signage ~~was should be~~ used for advertising school events, not necessarily community events. Commissioner M. McManus said these signs were not in residential areas. Commissioner M. McManus said she appreciates all the work the students put into this project.”

COMMISSIONER M. McMANUS MOVED, SECONDED BY COMMISSIONER DOLAN, TO APPROVE THE MINUTES OF APRIL 26, 2005 AS AMENDED.

**4 AYES
0 NAYS
 MOTION CARRIED**

HEARINGS

PLANNING CASE #05-08

Opus

820 – 840 Sibley Memorial Highway

CUP, Comprehensive Plan Amendment, Rezoning, Subdivision, Critical Area Permit, Variance Request

Mr. Grittman presented updated information supplied by the applicant and reviewed the Planners Report. A few of the changes made include:

- ◆ Condominium buildings have been shifted slightly towards the north, nearer to the Critical Area line.
- ◆ The applicants indicated that the sewer flows are expected to decrease from the commercial condition, based on more updated study.
- ◆ The building setback for side-loaded units is now shown at a minimum of 10-ft., with a minimum of 20-ft. for front-loaded garages, with a separation from the curb of approximately 30-ft minimum. While this is an increase over the previous design, the City’s code requires 30-ft setback to the property line, with an additional 10-ft to 15-ft. of distance to the curb. Staff’s recommendation continues to be a minimum of 20-ft for side-loaded garages and 30-ft. for front-loaded garages – both dimensions measured to the right of way line.
- ◆ The applicants have submitted an enhanced landscape plan for the south boundary, and had previously provided illustrations of the building cross-sections and their relationship to the adjoining single family neighborhood.
- ◆ DNR staff has commented on the impact of the tree loss. The applicant disputes whether the impact is in violation of the code requirements or policy requirements. The applicant has provided an updated landscaping plan for that area with the intent of illustrating substantial tree replacement.

- ◆ The applicant notes that the calculation for impervious surface is 28%, given the right of way needs. This is 3% higher than the original estimate of 25%.
- ◆ Staff feels that the building spacing has been increased slightly, but building space across the street continues to be significantly less than standard public street separation. With Staff's recommendation, the minimum spacing would be increased from the current 60-ft to 90-ft. The public and private street dimension is shown at 28-ft., which is adequate to accommodate on-street parking on one side of the street for guests and overflow.
- ◆ MnDOT has no objections to the highway access as proposed. An access permit is required as a part of the formal review process.
- ◆ Applicant has shown the trail locations on the Dimension Plan along Wachtler and Highway 13. These locations are consistent with the recommendations of the Parks and Recreation Commission.

Commissioner M. McManus referred to the letter received from the DNR, dated April 26, 2005 and asked what the process is to reply back to the DNR. Mr. Grittmann said the DNR has no authority to dictate as the Critical Area is a local ordinance, governed by the City of Mendota Heights.

Commissioner M. McManus referred to the letter received from the Met Council, dated May 9, 2005 and asked how these issues would be handled.

Commissioner Dolan expressed some concerns regarding setback impacts on the number of units, impervious surface and tree loss in the northeast corner.

Acting Chair Hesse said that there is a concern regarding the placement of the access on Wachtler and how it is placed in relationship to neighboring driveways. The revised plan shows the access onto Wachtler is directly across the street from a neighbor's driveway. City Engineer McDermott said the County is agreeable with shifting the access if needed.

David Menke, Vice President of The Opus Group, reviewed the site plan and answered questions from the Commission.

Mr. Menke said the new placement of Building A was made to preserve more trees.

Mr. Menke said he has not had any conversations with the neighbors about the access onto the major roads. Mr. Menke said the loop road would be a public road, but the side streets will be private; all roadways will be the same size. Mr. Menke explained how the setbacks and driveways are affected.

Mr. Menke shared elevation plans for the townhomes, and reviewed landscaping plans.

Commissioner M. McManus asked what the replant ratio was. Damon Farber of Damon Farber Associates, the landscape consultant for this project, said there will be about 350 trees removed, and about 700 new trees planted. Mr. Farber also shared photos of what the condos will look like from the Wachtler Avenue and Cherry Hills residents' homes.

Acting Chair Hesse asked how much impact the increased impervious surface would create. Mr. Tom Becker, Project Manager, said the increased surface would be equivalent to about $\frac{3}{4}$ acre. Acting Chair Hesse said a hardship would also need to be addressed to justify the variance request.

Mike Monahan, Traffic Engineer for SRF Consulting, explained how the traffic would flow with the access aligning with the adjacent driveway. If the access were placed away from this "intersection point" there are issues with cars sitting in front of driveways waiting to turn into the site, and this would be a safety issue. Ms. McDermott explained how the County has certain guidelines on driveway spacing according to specific areas of the city.

Commissioner Dolan asked if any traffic study was actually performed on site. Mr. Monahan said there have been manual counts conducted on this particular site, recognizing that the peak hours were determined to be 6:30 a.m. to 8:15 a.m., and 4:00 p.m. to 5:45 pm. From there, the data is applied to the formulas used in the "IT Trip Generation Manual". Mr. Monahan said this manual is used nationwide so that everyone is on the same "playing field".

Commissioner Dolan said this area is a wet site area and asked if these conditions will improve. Mr. Menke said there is currently no water retention on the site and they will improve the existing drainage along Wachtler Avenue and have retention pond areas. Ms. McDermott said the storm sewer calculations have been reviewed and appears to be in conformance with all city requirements.

Acting Chair Hesse opened the public hearing.

Val Goldman, Maple Park Drive, asked how close to approval this plan is, and when will construction begin. Acting Chair Hesse said explained the approval process. Mr. Hollister said construction is slated to begin in September, 2005.

Barbara Tischar, 1380 Wachtler Avenue, asked what the tree plans for the southeast corner would be. Mr. Farber explained the plans on that area. Ms. Tischar asked what the height of Condo A will be. Mr. Becker said it would be 50-ft. above grade.

Randy Levish, 1330 Wachtler, asked why the condominiums' height was higher after removing the fourth floor. Mr. Menke said it was because of the roof – a sloped roof versus a flat roof gave more height to the buildings, and added that if the roof was flat, there would be mechanical equipment visible. Acting Chair Hesse said it was for aesthetics. Mr. Levish said the City should have its own traffic study department.

Carol Nelson, 1312 Wachtler, is the owner of the property directly across from the access onto Wachtler. Ms. Nelson said she would prefer to have the driveway located differently to eliminate lights shining into her home. Ms. Nelson expressed her concern with elevation changes and how it will affect her property. Mr. Becker explained that the water would not affect her property as she sits higher on a hill.

Randy Levish, 1330 Wachtler, asked how much fill will be brought in. Mr. Becker said the elevation will be raised about 8-ft, and will primarily be around the loop road and the front of those homes along the loop road.

Tom Mark, Farmdale Road, asked about the impact of the trees along the south of Condo B. Mr. Farber said there would be no trees taken from this area.

Karen Sachs, 1566 Cherry Hill Road, shared a picture she took of balloons that were placed to give neighbors a better idea of what the height of the condo buildings would be. Ms. Sachs asked to compare this picture to the computer generated pictures provided by the applicant.

Gail Schwan, 1016 Cherry Hill Road, explained how her views would be obstructed and said condominiums as a whole are great violations. Ms. Schwan said she feel that the developers are giving the impression that they are providing a great community service by providing condominiums.

Mr. Gary Sachs, 1566 Cherry Hill Road, said he was the person who took the pictures provided by his wife, Karen, who previously spoke, said the balloons were at 52-ft., and not the 50-ft. that would have given a more accurate account of the height. Mr. Sachs said the people along Wachtler and Cherry Hill Lane have had nice views, and asked the commissioners how they would like to wake up one morning to a 50-ft building in their back yard, about 200-ft. away from their home.

Seeing no one else wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER DOLAN MOVED, SECONDED BY ACTING CHAIR HESSE, TO CLOSE THE PUBLIC HEARING.

4 AYES
0 NAYS
MOTION CARRIED

Acting Chair Hesse closed the public hearing.

Commissioner Dolan said the applicant has done a good job of providing a high quality product. Commissioner Dolan said there is a possibility that this site could remain as an industrial zone, and that at some point in time, another developer could come in a put a fairly large scale industrial use in this area.

COMMISSIONER DOLAN MOVED, SECONDED BY ACTING CHAIR HESSE, TO RECOMMEND APPROVAL OF THE CUP, COMPREHENSIVE PLAN AMENDMENT, REZONING FOR R2 AND R3, SUBDIVISION, CRITICAL AREA PERMIT, AND VARIANCE AS PRESENTED.

Further Discussion

Commissioner M. McManus said she is concern about the condominiums and would like to see some changes with them. Commissioner M. McManus said the applicant has provided plans for a significantly upscaled development, but still has some concerns about density, impervious surface, and setbacks.

Commissioner Miller said he is concerned that the density is still in the high-density range, and is not in favor of the condominiums.

2 **AYES**
2 **NAYS (Commissioners Miller and M. McManus)**
 MOTION FAILED

PLANNING CASE #05-13
Rick Fretschel - ISD #197
1897 Delaware Avenue
Zoning Ordinance Amendment for Electronic Signs, CUP, Variance

Mr. Grittman reviewed the request for an amendment to the Zoning Ordinance that would allow for the use of electronic message board signs at the Henry Sibley High School. This request was tabled from the April 26, 2005 meeting to allow Staff to prepare some additional text resulting from comments from the Planning Commission's first hearing of the issue, and a meeting with the applicants to discuss their concerns with the draft.

Mr. Grittman said the applicant has raised some strong objections in regards to the 500-ft. setback and are asking the City to a) decrease the setback to 100-ft. from residential property, or b) make the 500-ft. setback applicable only to residential properties in Mendota Heights. Mr. Grittman said that if the City chooses to reduce the setback to 100-ft., this would add other places of worship to the list of potential sites. Those sites would include:

- ◆ Henry Sibley High School
- ◆ Dodge Nature Center (with setbacks from residential)
- ◆ St. Thomas Academy
- ◆ Visitation School
- ◆ Acacia Cemetery
- ◆ Resurrection Cemetery
- ◆ St. Peter's Church

In regards to the messaging, Staff is recommending that the sign may only change their messages once per day to eliminate monitoring and enforcement issues related to any blinking or flashing. The applicant states that maximum message duration of 3 to 5 seconds would be acceptable. The applicant states that a sign of approximately 35-sq. ft. would be needed to accommodate three lines of text.

Mr. Grittman said the main thing that needs to be done first is to amend the zoning language and that needs to be done before approval of the proposed sign can be made.

Mr. Grittman presented the "Draft Zoning Amendment Language Electronic Message Boards in the R-1 District" that was prepared from the applicant for review.

Commissioner M. McManus asked Mr. Grittman if he has changed any of his recommendations or any of the wording from the City's ordinances. Mr. Grittman said he has not.

Mr. Rick Fretschel, 459 Nature View Court, West St. Paul, is the applicant on behalf of the parents group from Sibley High School (herein referred to as the “applicant”).

Mr. Fretschel said he placed markers where the proposed sign is to go. On the suggestion of Chair Lorberbaum at the April meeting, Mr. Fretschel said he met with Mr. Grittmann on May 19th to go through the lists point by point, and to come back with a document containing wording of how the applicant would like to ordinance to read.

Mr. Fretschel said the 500- ft. setback is unacceptable as it would place the sign in the middle of the parking lot, and the suggestion to put the sign on Highway 110 was never acceptable in the first place.

Commissioner Miller said he wishes to remove Truck Highway 110 from Item #3 on this draft. Commissioner Miller said he does not wish to have any such signage on Highway 110.

Mr. Fretschel said he received the City’s document before the meeting and has not had a chance to review it yet.

Commissioner Dolan said he is uncomfortable with Item 2.A. as he is not sure how the neighbors in West St. Paul will feel about this. Commissioner Dolan referred to the comments made by the residents at 1918 Delaware Avenue. Mr. Fretschel said they would only see the leading edge of the sign, and would probably not see the lighted letters.

Mr. Fretschel said the reason why they talked about 2.A. is because there was some discussion about having 500-ft. setback, and the applicant feels that it would not relate to the school in this case.

Commissioner M. McManus said she questioned some people informally to see if they would go to an event specifically because it was advertised on electronic messaging boards, or if they would still go if the advertisement were only handmade signs and publications, and found there was no significant difference. Commissioner M. McManus said she is not in support of an electronic messaging board.

Acting Chair Hesse said he believes it important to first go through the process of cleaning up the language and agreeing on language that would address issues such as electronic signs. This process must be done first before this process can go further.

Mr. Fretschel said he is becoming very frustrated with the review process. Mr. Fretschel said it’s not fair to measure how many people would show up based on whether they saw an electronic sign or a handmade sign. The applicant wants to do what’s right for the community and this project has been driven by the community. The applicant does not wish to turn Mendota Heights into a Las Vegas style community.

Acting Chair Hesse opened the public hearing.

Lorraine Shiftman, 5095 Diane Road, spoke about the community involvement and how important it is to have a sign such as this to communicate to the residents to bring residents closer together.

Mary McGrory-Usset, 1827 Rolling Green Curve, said reminded the Commission that ¾ of the events held at the high school are community events and the signage would then help the community

Seeing no one else wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER DOLAN MOVED, SECONDED BY COMMISSIONER MILLER, TO CLOSE THE PUBLIC HEARING.

**4 AYES
0 NAYS
 MOTION CARRIED**

Acting Chair Hesse closed the public hearing.

COMMISSIONER DOLAN MOVED, SECONDED BY COMMISSIONER MILLER, TO RECOMMEND APPROVAL OF THE ZONING ORDINANCE AMENDMENT FOR ELECTRONIC SIGNS CONDITIONAL USE PERMIT AND

VARIANCES BASED ON THE LANGUAGE PREPARED AND PROVIDED BY THE APPLICANT, WITH THE FOLLOWING CHANGES TO ITEM 2.A:

- 1) **Change: 500 feet to 100 feet.**
- 2) **Delete: ‘that is located within the City of Mendota Heights city limits containing residential use’**

Friendly Amendment: Commissioner Miller asked that Item 5 reflect a rate of ‘no faster than 5 seconds’. Friendly amendment was accepted by Commissioners Dolan.

Further Discussion

Acting Chair Hesse said he still has some concerns that more time needs to be spent on discussing the appropriate language for this, and is concerned that there will be some drawbacks for the City.

Commissioner M. McManus said she appreciates the dedication that the applicant has shown for this project, but feels that the Commission must make decisions with what’s best for the community as a whole.

Commissioner Miller said this process has now minimized the flash of electronic signage to allow the message to be displayed on a single view and the motion that Commissioner Dolan made is a re-draft of this draft.

Commissioner M. McManus said this amendment may now change the entities that will be able to participate in this, as well as changing the size of the sign, the location of the sign and the criteria for the roadway.

- 2 **AYES**
2 **NAYS (Acting Chair Hesse and Commissioner M. McManus)**
 MOTION FAILED

PLANNING CASE #03-04

City of Mendota Heights

Amendment to the Zoning Ordinance No. 401 (Title 12), Property Maintenance Ordinance

Mr. Gritman reviewed a new version of the Property Maintenance Ordinance with two additional changes from the April draft. These changes address:

- ◆ Firewood Storage (Section 12-5-5 B.4) – proposes an exemption from the requirement for cutting down trees when, in the opinion of the Code Enforcement Official, the natural environmental conditions make such cutting unnecessary.
- ◆ Other Outdoor Storage (Section 12-5-6 B.2) – offers an alternative for the outdoor parking of two additional vehicles on larger lots where they can be parked at least 50 feet from the front street.

Commissioner Dolan referred to Section 12-5-6 B.2e and said that if the property owner is able to park 6 cars outside, that property owner will also be able to own 2 or 3 additional cars that could be parked inside.

Acting Chair Hesse opened the public hearing. Seeing no one else come forward wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER MILLER MOVED, SECONDED BY COMMISSIONER DOLAN, TO CLOSE THE PUBLIC HEARING.

- 4 **AYES**
0 **NAYS**
 MOTION CARRIED

Acting Chair Hesse closed the public hearing.

ACTING CHAIR HESSE MOVED, SECONDED BY COMMISSIONER DOLAN, TO RECOMMEND APPROVAL OF THE PROPOSED LANGUAGE OF THE PROPERTY MAINTENANCE ORDINANCE AS PRESENTED WITH THE FOLLOWING CONDITION THAT SECTION 12-5-6 A.2.e BE STRICKEN IN ITS ENTIRETY.

**4 AYES
0 NAYS
 MOTION CARRIED**

PLANNING CASE #05-19

Patrick Hickey

2303 Swan Drive

Setback Variance for House Addition

Mr. Grittmann reviewed the request for a variance to allow for an addition to an existing home. The proposed addition will encroach into the side yard setback on the northern side of the property. Adjacent to this property on the northern side is an easement for Cheri Lane, which runs from Swan Drive to Rogers Lake. The applicant wishes to construct an addition to the north of the home as well as to the west.

Mr. Grittmann said no architectural drawings have been submitted at this time as the homeowner does not wish to spend the money if there is a chance that the City will deny this request. Because of the absence of these drawings, Staff recommends tabling this request until the applicant provides the necessary documents. Staff also feels there is no hardship as the applicant can put his property to reasonable use.

Commissioner Miller asked if the setback was non-conforming. Mr. Grittmann said that was correct.

Commissioner Dolan asked what, if any, was the harm if the variance was granted and the applicant could build to the property line as he intends to do. Mr. Grittmann said there may be an issue if the City wishes to use that easement to maintain some existing pipeline.

Mr. Patrick Hickey, 2303 Swan Drive, said he maintains the property and has previously offered to pay for the easement. Mr. Hickey explained how he wanted to add onto the home and reviewed a drawing he has provided. Mr. Hickey said there is plenty of room between his home and the home to the north that this addition would not be too close.

Commissioner Miller asked if any trees would be removed. Mr. Hickey said there would be two trees removed.

Acting Chair Hesse asked the applicant if a recommended variance (where the setback would be granted, but not to the full 10-ft, putting the addition right on the property line) would be acceptable versus what the applicant is proposing. Mr. Hickey said he was not sure what he wanted to do at this point.

Commissioner Dolan asked if the applicant was willing to modify his plans so that the addition would not extend further north than the existing garage. Mr. Hickey referred to the drawing and explained why it would not work well.

Acting Chair Hesse opened the public hearing. Seeing no one else come forward wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER MILLER MOVED, SECONDED BY ACTING CHAIR HESSE, TO CLOSE THE PUBLIC HEARING.

**4 AYES
0 NAYS
 MOTION CARRIED**

Acting Chair Hesse closed the public hearing.

ACTING CHAIR HESSE MOVED, SECONDED BY COMMISSIONER DOLAN, TO RECOMMEND DENIAL OF THE VARIANCE BECAUSE APPLICANT HAS NOT SUPPLIED ARCHITECTURAL DRAWINGS AS REQUIRED.

Further Discussion

Mr. Hollister said the feedback received from the Commission would- be valuable to the applicant and give the applicant direction to better prepare for the City Council meeting.

4 AYES
0 NAYS
MOTION CARRIED

PLANNING CASE #05-20
William Dumond for Ralph Dumond
2247 Swan Court
Wetlands Permit for a Shed

Mr. Grittmann introduced the request for a wetland permit to allow the construction of a detached shed to be located within the 100-ft. buffer area of Rogers Lake. Mr. Grittmann reviewed the map showing the location of the shed a distance similar to the existing garage, and will be well screened from the neighbor.

Mr. William Dumond, on behalf of his parents, spoke to this request. The consensus of the Commission was that the shed was in a very inconspicuous place and the only concern was for erosion. It has been suggested to Mr. Dumond to provide the City Council with some sort of landscaping plan. Mr. Dumond said there were only weeds in that area but agreed to have some better detailed plans for the City Council's review.

Acting Chair Hesse opened the public hearing. Seeing no one else come forward wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER M. MCMANUS MOVED, SECONDED BY COMMISSIONER MILLER, TO CLOSE THE PUBLIC HEARING.

4 AYES
0 NAYS
MOTION CARRIED

Acting Chair Hesse closed the public hearing.

COMMISSIONER M. MCMANUS MOVED, SECONDED BY ACTING CHAIR HESSE, TO RECOMMEND APPROVAL OF THE WETLANDS PERMIT AS PRESENTED WITH THE CONDITION THAT APPLICANT DOCUMENT EXISTING VEGETATION AND PROVIDE A VEGETATION REPLACEMENT PLAN.

4 AYES
0 NAYS
MOTION CARRIED

PLANNING CASE #05-21
Streeter Associates for John Nobrega
879 Mendakota Court
Wetlands Permit

Mr. Grittmann reviewed the request for a wetlands permit to re-grade the back yard of 879 Mendakota Court to create a larger, more usable area. The existing backyard slopes down to the wetlands area and the applicant would like to flatten out the land and build a

walking path with steps and landings to the wetland.

Don Streeter, Streeter and Associates, Inc., and Scott Frampton, Landscape Renovations, reviewed the plans and explained how the backyard would be constructed.

Acting Chair Hesse opened the public hearing. Seeing no one else come forward wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER M. MCMANUS MOVED, SECONDED BY COMMISSIONER DOLAN, TO CLOSE THE PUBLIC HEARING.

**4 AYES
0 NAYS
 MOTION CARRIED**

Acting Chair Hesse closed the public hearing.

COMMISSIONER DOLAN MOVED, SECONDED BY COMMISSIONER M. MCMANUS, TO RECOMMEND APPROVAL OF THE WETLANDS PERMIT AS PRESENTED WITH THE CONDITION THAT APPLICANT PROVIDE INFORMATION ON THE MATERIALS TO BE USED AS WELL AS PROVIDING VERIFICATION THAT NO VEGETATION WILL BE REMOVED THAT IS NOT NECESSARILY WITH THE PROJECT.

**4 AYES
0 NAYS
 MOTION CARRIED**

**PLANNING CASE #05-22
Nicholas and Julie Smith
2459 Hampshire Court
Fence CUP**

Mr. Gritman introduced the request for a conditional use permit to construct a 48" high fence encompassing the applicant's back yard. This yard is adjacent to a public right of way. The materials for this fence is proposed to be of black vinyl with "mini mesh" fabric. The fence is proposed to be 3-ft. from the back property line. Staff recommends approval of this fence.

Mr. Nicholas Smith, 2459 Hampshire Court shared pictures of his yard and the neighboring fence. The neighbor's fence is wood, and Mr. Smith said he would prefer to have the black vinyl as there is a lot of natural woods along the back of his yard and a wooden fence would distract from the beauty of the natural setting. Having the black vinyl fence would not be as obtrusive.

Acting Chair Hesse opened the public hearing. Seeing no one else come forward wishing to speak, Acting Chair Hesse asked for a motion to close the public hearing.

COMMISSIONER M. MCMANUS MOVED, SECONDED BY COMMISSIONER MILLER, TO CLOSE THE PUBLIC HEARING.

**4 AYES
0 NAYS**

COMMISSIONER M. MCMANUS MOVED, SECONDED BY COMMISSIONER DOLAN, TO RECOMMEND APPROVAL OF THE CUP FOR THE FENCE AS PRESENTED.

4 **AYES**
0 **NAYS**

VERBAL REVIEW – Sue McDermott

PLANNING CASE #05-12 Patrick Vocovich – Lot Split

- City Council approved.

PLANNING CASE #05-14 Kurt Hage – Wetlands Permit for Home Reconstruction

- City Council approved as recommended by the Planning Commission.

PLANNING CASE #05-15 Robert Meyer & Rhonda Simonson – Setback Variance for Home Addition

- City Council approved as recommended by the Planning Commission.

PLANNING CASE #05-16 Mark Fenton – ISD #197 – CUP and Wetlands Permit for Somerset Elem. School

- City Council approved.

PLANNING CASE #05-17 Scott Fleming / SuperAmerica– Amendment to CUP

- City Council approved as recommended by the Planning Commission.

COMMISSIONER M.MCMANUS MOVED, SECONDED BY COMMISSIONER DOLAN, TO ADJOURN THE MEETING AT 12:00 MIDNIGHT.

4 **AYES**
0 **NAYS**
MOTION CARRIED

Respectfully submitted,

Becki Shaffer, Recording Secretary

