CITY OF BAYPORT
PLANNING COMMISSION MEETING MINUTES
CITY COUNCIL CHAMBERS
DECEMBER 19, 2011
6:00 P.M.

CALL TO ORDER

Pursuant to due call and notice thereof, Chairperson Hoye called the regular Bayport Planning Commission meeting of December 19, 2011 to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Todd Gilles, Pam Hoye, David Levy, Jason Obler and Joe Ritzer

Commissioners Absent: None

City Staff Present: Assistant City Administrator/Planner Sara Taylor, City Council Liaison Michelle Hanson

APPROVAL OF MINUTES

It was moved by Commissioner Levy and seconded by Commissioner Ritzer to approve the November 21, 2011 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

Public hearing to consider a conditional use permit (CUP) to allow a seasonal lawn care and snow removal business at 204 2nd Avenue South: Assistant City Administrator/Planner Sara Taylor reviewed a conditional use permit (CUP) application for the property at 204 2nd Avenue South in the B-1 Limited Business zoning district. Applicants Adam Bressler and Rick Mealhouse of Valley Green, Inc., would like to operate a seasonal lawn care and snow removal business at the property. All activity, including storage and small repairs of equipment associated with the business, would be contained within the two existing buildings, and it was noted there may be several weeks where no business would be conducted at the property, depending upon the season and weather conditions. The applicants have agreed to mitigate property condition issues as noted by staff, including painting the buildings, fence repair, restoring vegetation, and grading the property for effective stormwater retention. Based on the results of the required septic inspection as part of the sale, the property may be required to abate the existing septic system and hook up to city sewer or provide an approved holding tank. Staff believes the proposed use would be compatible with the surrounding area, subject to the conditions of approval noted in the staff report. Notice of the public hearing was published in the Stillwater Gazette and mailed to all property owners within 350 feet of the property. Two comments in support of the application were received prior to the hearing. Planner Taylor explained the ten foot "possible street vacation" noted on the site plan may be addressed in the future to provide an additional buffer for stormwater retention or parking needs.

Chairperson Hoye opened the public hearing and the following were heard:

Mel Horak, property owner at 201 2nd Avenue South, spoke in favor of the CUP and suggested the applicants utilize routes for their vehicles that would avoid the residential districts.

It was moved by Commissioner Levy and seconded by Commissioner Gilles to close the public hearing. Motion carried.

The commissioners spoke favorably of the June 1, 2012 deadline for site improvements. The applicants provided an overview of their business, indicating they have been in business for 10 years.

It was moved by Commissioner Obler and seconded by Commissioner Gilles to recommend to the City Council to approve a conditional use permit (CUP) to allow a seasonal lawn care and snow removal business at 204 2nd Avenue South, with findings of fact and conditions as listed in the staff report and presented and discussed at the meeting. Motion carried.

OLD BUSINESS – None

NEW BUSINESS – None

GENERAL INFORMATION
The Planning Commission meeting dates for 2012 were reviewed.

OPEN FORUM
Commissioner Hoye thanked city staff and fellow commissioners for their assistance as she completes her final meeting as a member of the Bayport Planning Commission. Staff and fellow commissioners thanked Pam Hoye for her service.

ADJOURN
It was moved by Commissioner Hoye and seconded by Commissioner Levy to adjourn the meeting at 6:11 p.m. Motion carried.