

PLANNING COMMISSION MEETING FOR THE CITY OF WAITE PARK

The Waite Park Planning Commission met in regular session on Tuesday, May 14, 2019 at 6:30 PM in the Waite Park City Hall. The meeting was called to order by Chair Jansky beginning with the Pledge of Allegiance.

Planning Commission Members Present

Tim Jansky, Bob Zabinski, Mark Arnold, and Shawn Blackburn.

Planning Commission Members Absent

Jeff Blair

Others Present

Jon Noerenberg, Planning and Community Development Director

Approval of the Agenda:

Member Arnold moved to approve the agenda with no addition or deletions, seconded by Member Zabinski. Motion carried unanimously.

Review and Approve Minutes, April 9, 2019 Planning Commission Meeting

Zabinski moved to approve the April 9, 2019 meeting minutes, seconded by Blackburn. Motion carried unanimously.

Preliminary and Final Plat – Daylily

Chair Jansky read aloud the public hearing notice and opened the public hearing at 6:33pm.

This request has been submitted by Daylily Spa Salon, LLC with permission from the property owner, Linda Kremers Trust. The property is being platted ahead of anticipated development. Platting of property must occur prior to any new construction upon it. The property is located between Asteria Motel and Viking Electric on the northern side of 1st Street South. The property is currently vacant and is being configured as a simple single-lot, single-block parcel and functionally no changes will occur. The platting is essentially a formality required under City ordinance as part of the development. As the property has not been previously platted, payment-in-lieu of parkland dedication is required. Staff will be preparing a memo and recommendation to the Park Board for their review and recommendation to the City Council. Based on the ordinance requirement of 5% of the unimproved value of the lot per the Stearns County Assessors Office of \$538,200, the recommended payment-in-lieu of parkland dedication will be \$10,800. Staff has not yet seen any plans for the development itself and unless there is some form of zoning action pursued (variance or conditional use permit) there would only be need for standard building permit and any other associated development permits. Staff is supportive of the preliminary and final plats as-submitted. As this request includes a public hearing component, the Planning Commission will need to hold the public hearing prior to any action on the request.

Noerenberg stated he is in favor of the final plat as submitted and has not have any comments or concerns brought up yet.

Noerenberg is recommending approval of the final plat with the following conditions:

1. Development upon the property may be subject to a Development Agreement with the City, if deemed necessary.
2. Property is subject to requirement for payment-in-lieu of Parkland Dedication, as recommended by Park Board and established by City Council. Any required parkland dedication fees must be paid prior to affixing of City signatures upon the plat.

If conditions of the preliminary plat are satisfied, staff recommends approval of the final plat.

Motion by Planning Commission Member Blackburn to close the public hearing, seconded by Member Arnold.

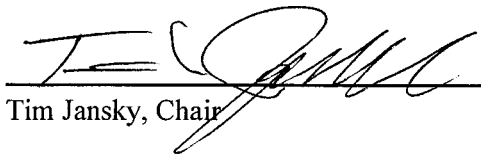
Public hearing closed at 6:36 pm.

Zabinski asked for a clarification on the estimated parkland dedication amount, which Noerenberg stated was about \$10,800.

Member Zabinski moved to approve Preliminary and Final Plat for Daylily with the recommended conditions, seconded by Member Blackburn. Motion carried unanimously.

Adjourn

Member Zabinski moved to adjourn the meeting, seconded by Member Arnold. Motion carried unanimously.


Tim Jansky, Chair


Jon Noerenberg, Planning & Community
Development Director