



AGENDA

MEETING OF THE CITY OF NISSWA PLANNING COMMISSION/BOARD OF ADJUSTMENT TUESDAY, AUGUST 7, 2018

- 1) Call To Order **(800 AM)**
- 2) Roll Call
- 3) Tour of Properties **(8:05 AM)**
 - Camp Lake Hubert
 - Gull Dam Brewery
 - Sullivan Ministorage
 - Poplar Estates- Ranweiler Property
- 4) Approval of Minutes
 - a. July 10 , 2018 Minutes
- 5) Open Forum
- 6) Public Hearings
 - a. **CONDITIONAL USE PERMIT APPLICATION 011-18 (CONTINUATION):**

Consideration of permit to allow the raising of a portion of the rear lakeside yard of a single family residence to allow separation to water table while maintaining all stormwater on site and retaining ice ridge along beach front. The total amount of earth movement is 149 cubic yards. Subject site is located at 6289 County Road 13 within a Shoreland Residential (SR) Zone District. PIN: 2810100004D009; Applicant, Layne Holdahl.

(Recommended to be Tabled to the September 11, 2018 Planning Commission Meeting).
 - b. **CONDITIONAL USE PERMIT APPLICATION 038-17 (CONTINUATION):**

Consideration of plans to construct a 2,550 sf dining hall & 1,764 sf kitchen facility generally located south of Lake Hubert, approximately 1,600 feet west of E. Lake Hubert Drive and 1,200 east of the terminus of S. Lake Hubert Drive. PIN 280254305000009. Property Owner/Applicant: ETOC CO Inc
 - c. **INTRIM USE PERMIT APPLICATION 018-18:** Request to allow mobile food unit to be located within the within a parking lot area at the Gull Dam Brewery through September 2018. The subject site is located at 23836 Smiley Road. PIN 28202001001000. Applicant: Green Canteen; Owner: Gull Dam Holdings LLC.

- d. **REZONING APPLICATION 016-18:** Proposed rezoning of a 12.42 acre tract of property from Central Business (CB) to Urban Residential (UR); generally located on the south side of Poplar Avenue, north of Hills Crossing Drive and east of the Paul Bunyan Trail. PIN280111100R00009. Applicant, Thomas Steffens/Property Owner, Cary D. Vollrath.

Withdrawn by Property Owner

- e. **CONDITIONAL USE PERMIT APPLICATION 017-18:** Consideration of plans to construct a 32,000 square foot mini-storage facility on a 3.63 acre parcel within a Highway Business (HB) Zone District. Subject site is generally located on the north side of Crow Wing County Road 77, approximately 500 feet west of State Highway 371. PIN 280143400BA0009. Applicant, Bob Sullivan.
- f. **ORDINANCE AMENDMENT APPLICATION 019-18:** Consideration of the “Open Space Development (OSD) Standards Zoning Ordinance Amendment”. The proposed ordinance amends Subsection 4.7.9 Open Space Development (OSD) by changing the parcel size that elicits a property to be developed under the Open Space Development provisions. Applicant; City of Nisswa.
- g. **PRELIMINARY PLAT APPLICATION 020-18:** Request to subdivide a 13.03 acre tract of property located within an Open Space Residential Zone District (OSR), consisting of 4 single-family residential lots. The subject site is generally located on the south side of Crow wing County Road 18, north of Clark Lake Lane and west of E. Clark Lake Road. PIN 280121100D00009. Applicant, Tim Ranweiler.
- h. **ORDINANCE AMENDMENT APPLICATION 014-18:** Consideration of “Exterior Building Finishes” Zoning Ordinance Amendment. The proposed ordinance amends Subsection 4.8.3 (D) and 4.8.3 (H) by removing fiber glass as a material and adding “Cement Fiber Siding” and establishes general color pallet standard for Highway Business and Commercial Waterfront Zoning District. Subject amendments are applicable all Commercial Development properties within the City of Nisswa. Applicant: City of Nisswa.
- i. **ORDINANCE AMENDMENT APPLICATION 012-18 :** Consideration of “Stormwater Protection” Zoning Ordinance Amendments The proposed ordinance amends Section 4.9 “General Development Standards” by adding the following subsections: 4.4.9 “Buffers on a Riparian Property”, 4.9.10 “General Buffer Standards”, 4.9.11 “Stormwater Drainage”, 4.9.12.”Fertizer Use”, 4.9.13 “Reserved- maintenance of Stormwater Retention Ponds”, 4.9.14 “Protection of Groundwater”. Furthermore, ordinance repeals existing subsection 4.9.11 “Drainage”. Furthermore, ordinance remunerates existing subsections 4.9.12 “Grading & Road Construction in Shoreland Areas to subsection 4.9.15, Subsection 4.9.10 “Parking & Loading” to subsection 4.9.16, and subsection 4.9.13 “Control Access Lots” to subsection 4.9.17. Subject amendments are applicable to the entire City of Nisswa. Applicant: City of Nisswa.

(Staff recommends this item be placed on the Wednesday, August 15, 2018 Study Session Meeting for further discussion and Tabled to September 11, 2018 Regular Planning Commission Meeting).

- j. **ORDINANCE AMENDMENT APPLICATION 013-18:** Consideration of “Resort Expansion” Zoning Amendments. The amendment changes Subsection 4.3.5 “Shoreland Classifications Established” by reclassifying Cullen Creek and Lazy Creek from “NE” (Natural Environment) to classifications consistent with Department of Natural Resource Shoreland Classification System. The Ordinance revises Subsection 4.8.18 (B)(2) allowing a maximum impervious surface of 25 percent in any tier; Subsection 4.8.18(C), requiring centralized water recreation areas and limiting the number of docking spaces.. Ordinance establishes a new Subsection 4.8.18(D) for open space requirements and Subsection 4.8.18(E), for open space maintenance. The ordinance also remunerates “Resort Development Density Evaluation” as Subsection 4.8.18(F) and revises the standards to reflect State requirements for density calculations. Ordinance repeals existing Subsection 4.8.18(E) for DNR technical review. Amendments are applicable to all Commercial Waterfront Zone Districts within the City of Nisswa. Applicant: City of Nisswa.

(Draft Ordinance forwarded to Department of Natural Resources for Agency review. Recommended to be Tabled to September 11, 2018 Regular Planning Commission Meeting).

- k. **ORDINANCE AMENDMENT APPLICATION 015-18:** Consideration of “Parking and Loading” Zoning Ordinance Amendments. The proposed ordinance revises existing Subsection 4.9.14 “Parking and Loading”, by establishing a maximum number of off street parking stalls, and allowing utilization of asphalt or concrete pavers for parking lot surfaces. Subject amendments are applicable to the entire City of Nisswa. Applicant: City of Nisswa.

(Staff recommends this item be placed on the Wednesday, August 15 Study Session Meeting for further discussion and Tabled to September 11, 2018 Regular Planning Commission Meeting)

- 7) New Business
- 8) Old Business
- 9) Planning & Zoning Administrator’s Report
 - a. Permits
 - b. Conditions
 - c. Violations
 - d. Correspondence
- 10) Commission Discussion Items

- a. Comprehensive Plan
- b. Planning Commission Member Vacancies/ Recruitment
- c. Archeological Reports
- d. Zoning Enforcement (Section 4.14)
- e. Mobile Food Vendors
- f. Clear Cutting
- g. Tree & Brush Management
- h. Highway 371 (Section 4.8.3)
- i. Central Business District Development
- j. Shoreland Planned Unit Development (Section 4.10.1)

11) Adjourn