



## AGENDA

### MEETING OF THE CITY OF NISSWA PLANNING COMMISSION/BOARD OF ADJUSTMENT TUESDAY, OCTOBER 9, 2018

- 1) Call To Order **(9:00 AM)**
- 2) Meeting Roll Call **(9:00 AM)**
- 3) Approval of Minutes
  - a. August 15, 2018 Study Session Minutes
  - b. September 11, 2018 Regular Meeting Minutes
- 4) Open Forum
- 5) 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: 28101000004D009; Applicant, Layne Holdahl.
  - b. **CONDITIONAL USE PERMIT APPLICATION 024-18:** Consideration of plans to construct an approximate 5,100 square foot bank building with ancillary retail space, located on a 1.79 acre parcel within a Highway Business (HB) Zone District. Subject site is located at 24066 Smiley Road at the northeast corner of Smiley Road and County Highway 13. PIN 280143400BA0009. Hy-Tec Construction; Property Owner, American National Bank of Minnesota.
  - c. **VARIANCE APPLICATION 025-18:** Consideration of a request for variance to the required impervious percentage of the Highway Business (HB) Zone District and required location of the parking facilities associated with a 5,100 square foot bank building with ancillary retail space. Subject site is located at 24066 Smiley Road at the northeast corner of Smiley Road and County Highway 13. PIN 280143400BA0009. Applicant, Hy-Tec Construction; Property Owner, American National Bank of Minnesota.
  - d. **ORDINANCE AMENDMENT APPLICATION 012-18 (CONTINUATION):**  
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.

- e. **ORDINANCE AMENDMENT APPLICATION 013-18 (CONTINUATION):** Consideration of Resort Expansion Amendments”. The proposed ordinance amends Subsection 4.3.5 “Shoreland Classifications Established” by repealing certain language applicable to all Commercial Waterfront Zone Districts. The Ordinance also revises the language of Subsection 4.8.18 (B)(2) allowing a maximum impervious surface of 25 percent in any tier; Subsection 4.8.18(C), requiring docks, swimming and other recreational areas to be centralized , and limiting the number of docking spaces to one per dwelling unit in the first tier. Ordinance establishes a new Subsection 4.8.18(D) for open space requirements and Subsection 4.8.18(E), for open space maintenance requirements. The ordinance also remunerates “Resort Development Density Evaluation” as Subsection 4.8.18(F) and revises the standards to reflect state required statues on density calculations. Ordinance repeals existing Subsection 4.8.18(E). Ordinance will reclassify Cullen Creek and Lazy Creek from “NE” (Natural Environment) to “Forested”, “Tributary” and “Remote” segments, consistent with the Department of Natural Resource Shoreland Classification System and categorize previously Unnamed Lake # 11-217 as a ”Natural Environment” Lake. Applicant: City of Nisswa.
  
- f. **ORDINANCE AMENDMENT APPLICATION 015-18 (CONTINUATION):** Consideration of “Parking and Loading” Zoning Ordinance Amendments. The proposed ordinance replaces Subsection 4.9.14 “Parking and Loading” requirements, moves parking lot landscape requirements, shared parking standards and location of parking lot area requirements into the subsection. Applicant: City of Nisswa
  
- g. **ORDINANCE AMENDMENT APPLICATION 026-18** Consideration of the “Water-Oriented Accessory Structure” Amendment. The proposed ordinance amends Subsection 4.8.16.by establishing new provisions regulating water accessory structures. Applicant: City of Nisswa

6) New Business

7) Old Business

8) Planning & Zoning Administrator’s Report

- a. Permits
- b. Conditions
- c. Violations
- d. Site Visits
- e. Comprehensive Plan
- f. Policy for Commission Seat Appointments (October City Council Meeting)
- g. Mobile Concession Vendors

- h. Grand View Lodge Conditions
- i. Application request accompanied by the owner requestor.

9) Commission Discussion Items

- a. Shoreland Planned Unit Development (Section 4.10.1)
- b. Sketch Plan Review Process/Application

10) Future Commission Discussion Items

- a. Grand View Lodge Density Calculation
- b. Zoning Violation / Conditions Enforcement
- b. Unlisted Businesses – Land Use Chart /Storage Building Regulation
- c. Residential Structure Size Maximums
- d. Open/Clear Cutting / Tree & Brush Management (Future Commission subcommittee)
- e. VRBO (Future Commission subcommittee)
- f. Housing (Comprehensive Plan Housing Subcommittee)
- g. Highway 371 Corridor Development /Section 4.8.3 (Future Subcommittee)
- h. Central Business District Development
- i. Housekeeping Ordinance Corrections/ Editing

11) Adjourn