



AGENDA

MEETING OF THE CITY OF NISSWA PLANNING COMMISSION/BOARD OF ADJUSTMENT TUESDAY, DECEMBER 11, 2018

- 1) Call To Order **(8:30 AM)**
- 2) Roll Call for Property Tour
- 3) Tour of Properties **(8:35 AM)**
Gibbons Rezone- Poplar Ave. – East of Paul Bunyan Trail
- 4) Call To Order **(9:00 AM)**
- 5) Meeting Roll Call **(9:00 AM)**
- 6) Approval of Minutes
 - a. November 13, 2018 Regular Meeting Minutes
- 7) Open Forum
- 8) Public Hearings
 - a. **REZONING APPLICATION 028-18** to rezone a 13.03 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. PIN 280111100R00009. Applicant, Gibbons Construction of Lake Shore Inc.; Owner, Cary D. Vollrath.
 - b. **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
 - c. **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
- 9) New Business
 - a. **MBS-029-30: Johnson Meets & Bounds Subdivision**
 - b. **MBS-30-18 Duvall Meets & Bounds Subdivision**

10) Old Business

- a. **ORDINANCE AMENDMENT APPLICATION 013-18:** 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.

11) Planning & Zoning Administrator’s Report

- a. Permits
- b. Conditions
- c. Violations
- d. Site Visits
- e. Planning Commission Candidate Interviews
- f. Status of Architectural Materials Subcommittee
- g. Comprehensive Plan
- h. Conditions update – Grand View Lodge
- i. Commission Policy Memo

12) Commission Discussion Items

- a. Shoreland Planned Unit Development (Section 4.10.1)
- b. Mobile/ Temporary Concession Vendors
- c. Grand View Lodge Density Calculation
- d. Land Use Chart /Storage Building Regulation

13) Future Commission Discussion Items

- a. Zoning Violation / Conditions Enforcement
- b. Residential Structure Size Maximums
- c. Open/Clear Cutting / Tree & Brush Management (Future Commission subcommittee)
- d. VRBO (Future Commission subcommittee)
- e. Housing (Comprehensive Plan Housing Subcommittee)
- f. Highway 371 Corridor Development /Section 4.8.3 (Future Subcommittee)
- g. Central Business District Development
- h. Housekeeping Ordinance Corrections/ Editing
- i. Central Business District Impervious Coverage Allowances
- j. Application of Salt of City Streets

14) Adjourn