



AGENDA

MEETING OF THE CITY OF NISSWA PLANNING COMMISSION/BOARD OF ADJUSTMENT TUESDAY, JANUARY 8, 2019

- 1) Call To Order **(6:00 PM)**
- 2) Meeting Roll Call **(6:00 PM)**
- 3) Approval of Minutes
 - a. December 11, 2018 Regular Meeting Minutes
- 4) Open Forum
- 5) Public Hearings
 - a. **REZONING APPLICATION 031-18** to rezone a 32.68 acre tract of land from Open Space Residential (OSR) to Commercial Waterfront (CW). Subject site is approximately 200 feet south of Highway 77, approximately 1,700 feet west of the intersection of Lower Roy Lake Road with Highway 77. PIN 280222200B00009. Property Owner/Applicant: ETOC CO Inc.
 - b. **CONDITIONAL USE PERMIT APPLICATION 032-18**; request approval of plans for resort development administrative office buildings, consisting of two 2,450 square-foot structures. The subject site is 32.68 acres in size, located within a proposed Commercial Waterfront (CW) Zone District, located approximately 200 feet south of Highway 77, and approximately 1,700 feet west of the intersection of Lower Roy Lake Road with Highway 77. PIN 280222200B00009. Property Owner/Applicant: ETOC CO Inc.
 - c. **CONDITIONAL USE PERMIT APPLICATION 033-18**: Consideration of plans to construct an approximate 4,150 square foot, two-story salon building on a 6,921 square foot parcel within a Central Business (CB) Zone District. Subject site is located at 25527 Church Street at northwest corner of Lakers Lane and Church Street. PIN 280111400MA0009. Applicant, Foxy Properties L.L.C. Owner, Stacy Stranne.
 - d. **VARIANCE APPLICATION 034-18**: Consideration of a request for variance to the required number of parking spaces associated with a 4,150 square foot salon building located within a Central Business Zone District. Subject site is located at 25527 Church Street at northwest corner of Lakers Lane and Church Street. PIN 280111400MA0009. Applicant, Foxy Properties LLC. Owner, Stacy Stranne.
 - e. **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

None

7) 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.

8) Planning & Zoning Administrator’s Report

- a. Permits
- b. Violations
- c. Planning Commission Appointments
- d. Status of Architectural Materials Subcommittee - January 10, first meeting
- e. Comprehensive Plan – Council Approval of 2018 Document
- f. 2018 Planning Activity

9) Commission Discussion Items

- a. Legal Questions, Tom Pearson- City Attorney
- b. Shoreland Planned Unit Development (Section 4.10.1)
- c. Mobile/ Temporary Concession Vendors
- d. Land Use Chart /Storage Building Regulation

10) 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

11) Adjourn; ~~~~~