

Meeting Minutes
New Prague Planning Commission
Wednesday, January 25, 2006

1. Call Meeting to Order

The meeting was called to order at 6:36 p.m. by Planning Commission Chairperson Grant Gengel with the following members present: Kay Wilcox, Pat Remfert, Bob Gilman, and Grant Gengel. Absent was Michael LaDuke.

City Staff Present: Renee Christianson - City Planner and Ken Ondich – City Planner.

2. Elect Chair and Vice Chair for 2006

It was moved by Wilcox, seconded by Gilman to elect Grant Gengel as the Planning Commission Chairperson for 2006 and Pat Remfert as the Planning Commission Vice Chairperson for 2006. Motion carried (4-0, LaDuke absent).

3. Approval of December 21, 2005 Meeting Minutes

It was moved by Remfert, seconded by Wilcox to accept the December 21, 2005 meeting minutes as submitted. Motion carried (4-0).

**4. Review of Draft Zoning Ordinance Amendment
Outdoor Wood-Fired Boilers**

Planner Ondich presented the staff report. He provided background information on Outdoor Wood-Fired Boilers, how other cities regulate or don't regulate Outdoor Wood-Fired Boilers, what the MPCA and EPA have for regulations on Outdoor Wood-Fired Boilers, and finally presented draft ordinance language to either regulate Outdoor Wood-Fired Boilers or to ban them entirely within the City of New Prague.

Commissioner Gengel stated that he wants to regulate Outdoor Wood-Fired Boilers and stated that he likes to heat with wood. He added that he does not support a total ban.

Commissioner Wilcox stated that the homes in New Prague used to be heated by steam that the City supplied until the 1970's. She added that she is opposed to having any Outdoor Wood-Fired Boilers in the City.

Commissioner Gilman stated that he likes the regulations listed in the drafted ordinance. He added that he doesn't want to prohibit them altogether.

Commissioner Remfert stated that he doesn't like the idea of Outdoor Wood-Fired Boilers within the City.

Commissioner Gengel stated that there was split support for either banning Outdoor Wood-Fired Boilers entirely or just regulating their placement. He stated that the item would be deferred until next month's meeting so that the tie vote could be broken.

5. Review of Planning Commission Goals for 2006

Planner Christianson reviewed the drafted goals for the Planning Commission for 2006. She specifically noted goals of rewriting the subdivision ordinance, adopting stormwater regulations to meet the Scott WMO requirements, updating the zoning ordinance to add provisions such as interim use permits and to allow essential services in the I-1 Industrial Zoning District, securing annexation agreements with Helena and Lanesburgh Townships, and participating in the comprehensive plan updates for Scott and LeSueur County.

Commissioner Gengel stated that he wanted to add the Waste Water Treatment Plant capacity issue as a goal to address in 2006.

Planner Christianson stated that she had a letter addressing that situation which would be discussed under the miscellaneous section of the meeting.

Commissioner Gengel stated that a Main Street Transportation Plan was another goal he would like to address in 2006. He stated that either a bypass or a "bifurcation" of the downtown area should be explored because a future traffic problem has been identified in the Comprehensive Plan. He asked that staff find a person who is experienced with a similar situation to New Prague who could come speak with the Planning Commission about solutions for the downtown traffic problem. He stated that it would be irresponsible of the Planning Commission not to address the problem because it is identified in the comprehensive plan.

Commissioner Wilcox stated that MnDOT has already said that they do not have money for a large bypass project.

Commissioner Gilman stated that a bifurcation of the road has merit to create two one ways for travel through the downtown area.

Commissioner Wilcox asked how user friendly the City's website is for obtaining forms and information.

Planner Ondich stated that the City's website is now able to be found by using search engines. He stated that all ordinances and application forms are found on-line.

Commissioner Remfert asked that staff educate the Planning Commission on planning process type issues and law when there are light meeting agendas.

The Planning Commission suggested that they could discuss the open meeting law, reading maps and symbols, meeting rules, and planning law.

Commissioner Wilcox asked about the joint training for planning commissioners that had been discussed previously.

Planner Christianson stated that it is about \$1,500 for a training session that would take place on a Saturday and that having more of the smaller cities in the area participate would bring the price down for everyone who would attend the training.

Commissioner Remfert stated that he would like to review old projects that were reviewed by the Planning Commission to see what went right or wrong.

6. Miscellaneous

A. Alco Store Appearance-

Planner Ondich presented a memo regarding a possible future request to construct an Alco retail store in New Prague. He stated that the developer of the Alco store knew that the appearance of a typical Alco store would not meet the ordinance requirements for building appearance in the B-2 District. He stated that they requested input from the City on what they could do to change the appearance of their typical building to meet ordinance requirements. He presented pictures of a typical building for review.

Commissioner Gengel stated that the materials of the typical Alco Building will not work. He stated that a corrugated metal roof is ok, but that the predominant use of the metal on the side of the building does not meet the ordinance requirement. He stated that he has no problem with the shape of the building in general.

Commissioner Gilman stated that he would like to see landscaped medians in the parking area in front of the store to provide a separation between the parking area and building and would also like to see islands in the parking area to break up the appearance. He stated that it would be difficult for them to meet the zoning ordinance requirement to not have more than 50% of their parking in front of the building.

Commissioner Wilcox stated that the ordinance states clearly what is required in the B-2 District. She stated that making sides of the building that will be adjacent to streets look like the front would be important.

Commissioner Remfert stated that pictures of the surrounding area could be sent to the developers to show them what types of things have been approved in the past.

B. Wastewater Treatment Plant Capacity Letter-

Planner Christianson presented a letter from S.E.H. regarding the capacity of the wastewater treatment plant. She stated that based on the letter the currently platted lots can be serviced by the plant but that the City would not approve annexations for developments beyond this unless it were a desirable economic development situation.

C. Invitation to Visioning Workshops for the Scott County 2030 Comprehensive Plan Update

Planner Christianson presented an invitation for two interested planning commissioners to attend a visioning workshop for the Scott County 2030 Comprehensive Plan Update.

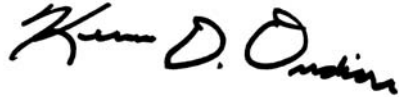
Commissioner Wilcox stated that she would be able to attend the February 7th workshop.

Commissioner Gengel and Commissioner Remfert stated that they would both be able to attend the February 23rd workshop relating to City issues.

7. Adjournment

The meeting was adjourned by order of Chairperson Gengel at 7:55 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth D. Ondich". The signature is written in a cursive style with a large, stylized "K" and "O".

Kenneth D. Ondich
City Planner