

Meeting Minutes
New Prague Planning Commission
Wednesday, July 26, 2017

1. Call Meeting to Order

The meeting was called to order at 6:36 p.m. by Vice Chair Gilman with the following members present: Matt Goldade and Dan Meyer. Absent were Amy Jirik and Chair Jay Nuhring.

City Staff Present: Ken Ondich – Planning / Community Development Director

2. Approval June 28, 2017 Regular Meeting Minutes

It was moved by Goldade, seconded by Meyer, to approve the June 28, 2017 regular meeting minutes as submitted. Motion carried (3-0).

3. Old Business

**A. Zoning Ordinance Amendment for Residential Accessory Structures
City of New Prague, applicant**

Planning Director Ondich presented the staff report. He stated that a pole shed type of residential structure was constructed recently near Main Street that caused a lot of phone calls to City Staff and Council members. He stated that the City does not currently prohibit pole shed buildings in the City including in residential areas. He stated that accessory building height is currently limited to the height of the home on the lot. He stated that State Building Code was recently changed noting that accessory buildings 200 sq. ft. and under do not require a building permit and that the Zoning Ordinance says they are not required only for 120 sq. ft. and under. He stated that amendments for residential accessory structures were discussed at the May 24, 2017 Planning Commission meeting with a public hearing being scheduled for tonight's meeting. He stated that the changes would reduce the allowed height of a residential accessory structure to 15' instead of the height of the home on the lot, it would remove the restriction on door opening height, would require a building permit only for sheds over 200 sq. ft. and would state that pole building type of construction is allowed but only if it can meet the state building code. He stated that the required public hearing was held at the June 28, 2017 Planning Commission meeting and that a question was raised about if the State Building Code has minimum standards for materials. He stated that Chad Lunder, Building Official, provided information that the 2015 Minnesota Residential Code has minimum corrosion resistance standards for steel roofs and additionally for siding has minimums for thickness, joint types and other requirements and that he believes the code provides for the necessary safeguards.

Commissioner Meyer stated that the code seemed very specific and asked how compliance was met.

Planning Director Ondich stated that the City's building inspectors review those details to ensure compliance.

A motion was made by Meyer, seconded by Goldade to recommend that the City Council consider the ordinance amendments for residential accessory structures as drafted in the report dated July 5, 2017.

Motion carried (3-0).

4. New Business

A. Concept Review of Zoning Ordinance Amendment for Fences City of New Prague, applicant

Planning Director Ondich presented the staff report. He stated that at the May Planning Commission meeting a fence variance was reviewed and recommended for approval for an older corner lot to have a 6' tall privacy fence along the side lot line adjacent to public right of way and the Planning Commission indicated that they wanted to review the ordinance for possible changes. He stated that in 2005 a fence ordinance amendment was made to allow 6' tall fences up to the rear corner of an attached garage but not to allow fences 6' tall within 30' of road right of way. He stated that in 2010 and 2011 fence amendments were discussed to allow taller fences along roadways. The Planning Commission did not move forward with changes and did not hold a public hearing. He stated that regardless of fence height amendments that other changes are needed to the ordinance. He stated that the staff report contained information about the 2011 research conducted pertaining to fences and that pictures were also provided. He stated that he recommends that the Planning Commission discuss the fence information.

Commissioner Goldade stated that County Road 37 has some 6' tall fences along it and he said he's not sure if it's the fence height or the large trees, but said the feeling is different there for some reason.

Commissioner Gilman stated that he agreed but also wasn't sure if it was the fence height or tree height that gave the area a different feeling.

Commissioner Meyer stated that he understood the desire for more privacy and pointed out that some homes along 10th Ave. SE in particular have planted trees or shrubs along 10th Ave. SE as an alternative to not being allowed 6' tall fences.

Commissioner Goldade stated that those wanting more privacy should probably consider the fact that they abut more than one road. He added that he is not a huge fan of fences and had one at his house that he actually had removed. He stated that he would rather not change the residential fence height regulations.

Commissioner Gilman stated that he is on the fence about changes to the allowed fence height and that he could go either way.

Commissioner Meyer stated that he likes privacy that the taller fence would provide and would also like to make it easier for those that want the privacy to install their fences rather than to have to apply for a variance.

The Planning Commission also discussed that a 2' clear zone requirement should be added to the ordinance for areas adjacent to sidewalks and trails.

The Planning Commission's consensus was to make the minor revisions to include the clear zone and to bring back to a future Planning Commission meeting as two members were not present at the meeting for their input.

5. Miscellaneous

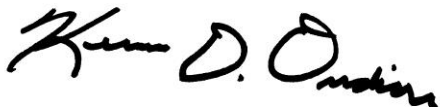
The following miscellaneous items were reviewed as information only:

- A. Monthly Business Update – Planning Director Ondich provided the Monthly Business update to the Planning Commission that had been provided to the EDA earlier in the month.
- B. 2017 Small Cities Development Program Grant Announcement – Planning Director Ondich stated that the City was awarded a Small Cities Development Program Grant for \$295,550 for the continued rehab of additional downtown commercial buildings and expanding to include residential structures in the adjacent downtown area. He stated that the projects likely would not start until 2018.
- C. Planning Commissioner Training – Planning Director Ondich stated that the City of Montgomery is interested in holding a Planning Commissioner's training on a weeknight in August or September and wanted to know if there was interest of any Planning Commissioners in attending. Commissioner Gilman stated that he had attended a similar training in the past and thought it was worth going. No other commissioners indicated an interest in attending at this time.

6. Adjournment

A motion was made by Goldade, seconded by Meyer, to adjourn the meeting at 7:26 p.m. Motion carried (3-0).

Respectfully submitted,



Kenneth D. Ondich
Planning / Community Development Director