

**Meeting Minutes**  
**New Prague Planning Commission**  
**Wednesday, November 16, 2016**

**1. Call Meeting to Order**

The meeting was called to order at 6:32 p.m. by Chair Nuhring with the following members present: Jenna Tuma and Matthew Goldade. Absent were Bob Gilman and Dan Meyer.

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

**2. Approval of October 26, 2016 Regular Meeting Minutes**

It was moved by Goldade, seconded by Tuma, to approve the October 26, 2016 regular meeting minutes as submitted. Motion carried (3-0).

**3. Old Business**

None.

**4. New Business**

**A. Concept Review of Zoning Ordinance Amendment for Industrial Zoning District Rear Setback**

Planning Director Ondich presented the staff report. He stated that at the August 24, 2016 Planning Commission meeting a variance was issued for an industrial building addition which allowed a 40' rear setback to be reduced to 35'. At the meeting the Planning Commission questioned why the rear setback was so large and asked staff to research what other communities have for rear yard setbacks for industrial developments. He stated that the City's first zoning ordinance back in 1970 up until the current zoning ordinance has maintained a 40' rear setback requirement. He stated that the City of Jordan has a 20' rear setback, the City of Belle Plaine has a 25' rear setback with an expanded setback when adjacent to residential districts, Prior Lake has a 25' rear setback, Savage has a 10' rear setback, Shakopee has a 30' rear setback and Elko New Market has a 20' rear setback for their limited industrial district and a 25' rear setback for their general industrial district. He stated that the City's B-3 Highway Commercial Zoning District, which is a district with some similar uses to the I-1 Light Industrial Zoning District, has only a 10' rear setback requirement. He noted that he had talked to Building Official Chad Lunder about possibly reducing the rear setback for the city's industrial zoning district. He stated that Mr. Lunder's comment was that an arbitrary 40' setback likely did not make sense as there are no blanket building codes that would require such a setback for all buildings in all situations and that what sort of setback should be required for fire safety purposes is really determined by the building and fire codes specific to each

situation which includes whether buildings have fire sprinklers installed or not. He stated that Mr. Lunder also suggested that reducing the rear yard setback may also encourage a more efficient use of the land where such a large setback is not necessary for code reasons. He stated that staff suggested a reduction of the rear setback from 40' to 30' for initial discussion.

Chair Nuhring stated that the best solution might be to reduce the rear setback to 10' to encourage more dense development and noted that each situation is different so that if a building meets building and fire codes why have a larger setback number. He asked if there were areas in the City where industrial rear yards would abut residential areas.

Planning Director Ondich stated that he could map out such areas, but could not think of an area where that exists today.

Commissioner Goldade asked if building and fire codes required a larger setback than what the city might establish in the zoning ordinance which one would prevail.

Planning Director Ondich stated that the larger setback determined by the building and fire codes would prevail in such a situation. He stated that he would do a little more research and print up maps showing what zoning districts the City's Industrial Park land is adjacent to. He also noted that Commissioner Meyer did forward on comments that stated he would like consideration of the 25' rear setback like Prior Lake and Belle Plaine and to look at an expanded setback when adjacent to residential land.

Chair Nuhring also asked about access for fire trucks and other vehicles around buildings.

Planning Director Ondich stated that 10' wide easements on both sides of side lot lines typically would provide for enough room for vehicles to get around buildings.

The Planning Commission took no further action.

Planning Director Ondich stated that he may also have other ordinance amendments coming in the near future, with one specifically being about parking lot perimeter landscaping. He stated that at the City Council meeting on November 7<sup>th</sup> it was discussed that the City has no requirement for existing parking lots to add perimeter landscaping trees like are required for new parking lots. He stated that it is often difficult to retrofit sites to meet that requirement and it has only been suggested in the past by staff to add perimeter trees during Conditional Use Permit reviews.

Commissioner Tuma stated that it was brought up for the brewery site because it is on Main Street and Council Member Ryan felt that the Council was not specific enough with conditions in the past and thought that an ordinance amendment might be best to make sure it is looked at more closely.

The Planning Commission consensus was that such situations are very specific to certain sites and that it is probably best addressed during the Conditional Use permit review.

Planning Director Ondich stated that he has better direction regarding parking lot landscaping for existing lots when new CUP's are applied for along the Main Street corridor and he will add them as a condition where feasible.

## **5. Miscellaneous**

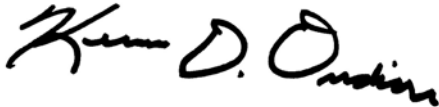
The following miscellaneous items were reviewed as information only:

- A. Small Cities Development Program Update – Planning Director Ondich provided the Planning Commission with an update provided to the City Council in October regarding the current downtown rehabilitation program as well as the possible 2017 expanded rehabilitation program that could include more commercial downtown rehabilitation, rental home rehabilitation and finally single family home rehabilitation in an expanded target area adjacent to the downtown area.
- B. 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.

## **6. Adjournment**

A motion was made by Goldade, seconded by Tuma, to adjourn the meeting at 7:13 p.m. Motion carried (3-0).

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth D. Ondich". The signature is written in a cursive, flowing style.

Kenneth D. Ondich  
Planning Director