

Meeting Minutes
New Prague Planning Commission
Wednesday, October 25, 2017

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Chair Nuhring with the following members present: Matt Goldade, Amy Jirik and Dan Meyer. Absent was Bob Gilman.

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

2. Approval September 20, 2017 Regular Meeting Minutes

It was moved by Meyer, seconded by Jirik, to approve the September 20, 2017 regular meeting minutes as submitted. Motion carried (4-0).

3. Old Business

None

4. New Business

**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 at the August 23, 2017 Planning Commission meeting that the general consensus was not to change the fence heights that were allowed but instead to consider them case by case as variances and to also include language from the New Prague Utilities Commission for setbacks to electrical boxes. He stated that the Planning Commission scheduled a public hearing for the topic at tonight's meeting following a third concept review at the September 20, 2017 Planning

Commission meeting with the only change to the ordinance at the meeting being to have a map drawing in the ordinance contain the sight triangle information.

The public hearing was opened at 6:34PM.

No members of the public were present to make comment.

The public hearing was closed at 6:35PM.

A motion was made by Meyer, seconded by Goldade to forward the drafted zoning ordinance amendments relating to fences to the City Council for consideration. Motion carried (4-0).

5. Miscellaneous

The following miscellaneous items were reviewed as information only:

- A. Emergency Interim Ordinance – Planning Director Ondich stated that on Monday October 16, 2017 that the City Council had approved an interim ordinance to further study whether assisted living should be a permitted or conditional use in the B-1 District as well as if clinics and healthcare facilities with in-patient care should be permitted or conditional uses in the B-1, B-2 and residential districts of the City. He stated that the interim ordinance will provide until October 1, 2018 to study the issues. He stated that an inquiry about a 55+ additional treatment facility and also an inquiry about a medicine assisted addiction treatment center were the driving factors in developing the emergency interim ordinance. He stated that the Planning Commission would begin discussions at the November Planning Commission meeting on the topics.

Chair Nuhring stated that Abiitan in Minneapolis is a place where you can age in place right in the middle of the city and that it works there and that for other treatment centers that places like Hazelden like to be a little further out to be more discreet for those seeking treatment. He also asked if Mayo Clinic offers drug and alcohol treatment services. He stated that Sister Kenny locations in the Twin Cities offer treatment services.

Planning Director Ondich stated that Commissioner Gilman was not able to attend the meeting but provided comments via e-mail to pass along at the meeting nothing that he supported the emergency interim ordinance and thinks that we need to tighten the ordinance up to try and keep drug and treatment facilities out of downtown but not totally zone them out of the city. The e-mail stated that some locations are better than others and noted that we should discuss a setback from schools and places of worship. The e-mail stated that his wife worked for a company that did drug and alcohol treatment and that he's seen good and bad locations and what kinds of clientele some of these locations can bring.

Commissioner Meyer stated that he wondered if churches and schools would have any input.

Commissioner Jirik stated that housing above the first floor is different as it can maintain the commercial viability along Main Street.

Planning Director Ondich reiterated that as written today, the zoning ordinance would allow assisted living units on the main floor of the downtown commercial area and maybe just requiring the units to be above the main level is an easy amendment to make and still allow the use and maintain the viability of the downtown area. He stated that he would bring the discussion back to the Planning Commission in November.

- B. Appointment to Joint Planning Commission with Helena Township and Scott County- Planning Director Ondich stated that as required per the 1978 Orderly Annexation Agreement with Helena Township that the City is required to have two residents appointed to a Joint Planning Commission with Helena Township and Scott County. He stated that the Joint Planning Commission hasn't met since 1999 and is only required to convene when land use applications are received by Scott County within the orderly annexation area. He stated that the City Council appointed Dan Meyer and Amy Jirik at their meeting on October 16, 2017.
- C. 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.
- D. Downtown 2020 Project – Planning Director Ondich stated that an open house was being held on Thursday October 26th from 5PM to 7PM for the Downtown 2020 project and informed the Planning Commission that they are certainly welcome to attend.

6. Adjournment

A motion was made by Goldade, seconded by Meyer, to adjourn the meeting at 7:28 p.m. Motion carried (4-0).

Respectfully submitted,



Kenneth D. Ondich
Planning / Community Development Director