

**PLANNING COMMISSION
MINUTES
December 13, 2006**

The meeting of the Maple Lake Planning Commission was called to order at 7:04 p.m. by Chairperson Grant in the Council Chambers of the City of Maple Lake.

MEMBERS PRESENT: Grant, Bell, Ribaldo, Rivers, and Northenscold.

ABSENT: None

STAFF PRESENT: City Attorney Rhonda Pagel and Deputy Clerk Lee Ann Yager.

Approval of Minutes

A motion was made/seconded/passed, (m/s/p), Northenscold/Bell/, to approve the October 11, 2006 Planning Commission minutes.

Public Hearing – Zoning Ordinance Amendment – Floor Drains

The regular meeting closed and the public hearing opened at 7:04 p.m. to consider the Zoning Ordinance Amendment to amend Section 21.07, Subd. 11K; Section 22.07, Subd. 11M; Section 23.07, Subd. 11 M; and Section 24.07, Subd. 12P; Floor Drains in Ag, R-1, R-2, and R-3 Districts.

The issue of floor drains came up because of a problem encountered with a resident installing a floor drain in his new home. The State Building Code allows for floor drains, but doesn't have provisions for them. Consultants have met regarding this to determine the best way to deal with them and felt they should be added as a performance standard for single family homes in the R-1, R-2, R-3, and MXR zoning districts, and should be allowed with the following conditions: 1) discharges to the surface elevation of the property (daylight); 2) discharges a minimum of 20 feet from property line unless a closer distance is approved by the City; 3) discharges in the rear yard only unless another location is approved by the City; 4) does not discharge towards a wetland; 5) does not create perpetual erosion problems; 6) is consistent with building and plumbing codes; and 7) is approved by the building official and Public Works department. A lengthy discussion was held regarding concerns with discharge into pipe, winter freezing, and installation would not work for many properties as written. They also felt it should have the same standards in residential as it does in non-residential. It was recommended to get clarification from the building inspector if they can be prohibited completely, and if not, if they can go into the sewer and have a flammable waste trap like non-residential properties do.

The public hearing closed and the regular meeting opened at 7:30 p.m. A motion was m/s/p, Bell/Ribaldo, to table the matter until clarification from the building inspector and language for flammable waste trap is received.

Public Hearing – Zoning Ordinance Amendment, Exterior Storage

The regular meeting closed and the public hearing opened at 7:32 p.m. to consider the Zoning Ordinance Amendment to amend Section 40.05, Subd. 2: Exterior Storage in non-residential districts. Current provisions state exterior storage needs to be screened, unless the material is displayed for retail. The ordinance is silent regarding whether the storage area needs a hard surface. The consultants' recommended if there are no direct sales and screening is in place, that no hard surface would be needed; if it does involve direct sales, a hard surface should be required. Business such as the lumbar yard would be grandfathered in. The public hearing closed and the regular meeting opened at 7:43 p.m. A motion was m/s/p, Grant/Rivers, to recommend the City Council amend Section 40.05, Subd. 2: Exterior Storage in non-residential districts to not require a hard surface area if there are no direct sales and screening is in place and to require a hard surface storage area if direct sales are involved.

Public Hearing – Fee Schedule

The regular meeting closed and the public hearing opened at 7:44 p.m. to consider the Zoning Ordinance Amendment to amend Section 80: Fee Schedule. Pagel stated that fees are reviewed and adopted yearly, but are

not effective until January 1st. A discussion was held regarding the following fees: nuisance abatements; building permit deposits for non-residential and multi family; sewer & water access fees; sewer & water bill increases; and interest on past due accounts. The public hearing closed and the regular meeting opened at 8:31 p.m. A motion was m/s/p, Ribaldo/Grant, to recommend the City Council adopt the modified fee schedule as presented.

A motion was m/s/p, Ribaldo/Northenscold, to recommend the City Council adopt a late fee or charge rather than interest, with the amount to be recommended by the consultant's.

A motion was m/s/p, Northenscold/Ribaldo, that the Planning Commission takes no position on the Storm Sewer and Street Lighting Study dated December, 2006, but if the Council does implement this program, the Planning Commission recommends that the fees be as proposed in the study.

The Role of the Planning Commission.

This item was tabled until the first regular meeting in 2007.

Other Business

None.

Adjournment

A motion was m/s/p, Northenscold/Rivers to adjourn at 9:00 p.m.

Attest,

Deputy City Clerk