

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, DECEMBER 15, 2010
7:00 P.M.**

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Lucking and Commission members John Beal, David Paeper, Mark Spiers and Alternate members Bill Cook and Brian Malo

Absent: Commissioner Todd Palmberg

Others Present: City Attorney Mark Kelly, Council Liaison Tom Fletcher and Zoning Coordinator Gus Karpas.

Due to the absence of Commissioner Palmberg, Alternate member Cook was a voting member of the Commission.

2. APPROVE AGENDA

Commissioner Paeper moved to accept the agenda for tonight's meeting. Commissioner Beal seconded the motion. Motion carried 5-0.

3. MINUTES OF October 20, 2010.

Commissioner Cook moved to approve the minutes of October 20, 2010. Commissioner Spiers seconded the motion. Motion carried 5-0.

4. LIAISON REPORT

Council Liaison Fletcher informed the Commission that the Council approved a modified sign request by Sonus Hearing Care. Other issues discussed by the Council included the plowing of the LRT trail to its full width for a year on a trial basis, negotiations with the City of Deephaven for the acquisition of a speed trailer to monitor traffic speeds, the concept of extending Excelsior water along Excelsior Boulevard down to Maple Height Road in conjunction with a Met Council sewer project, the increase of dock fees to \$950 a year, the reduction of sewer fees to \$70 a quarter and the DNR's commitment to treat St. Alban's Bay for Milfoil in 2011.

The Council passed an ordinance referencing the most recent version of the Property Maintenance Code for rental properties and passed the first reading of an ordinance that would require the exterior of a home under construction to be completed within 180 days.

Chairman Lucking expressed concern that 180 days may not be enough time for some larger homes. Councilmember Fletcher said the ordinance permitted extensions for extenuating circumstances.

5. PUBLIC HEARINGS

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Ordinance Amendment – Amendment of Sections 1120.15 and 1122.15 of the Zoning Ordinance limiting the number of required front yard setbacks for lots with three road frontages.

Chairman Lucking opened the public hearing. Hearing no comments, the hearing was closed.

Chairman Lucking discussed the proposed ordinance.

Commissioner Spiers asked about administrative approval and what was considered in selecting which yard received the reduced setback. He felt the language should be specific in the criteria used for the determination.

Commissioner Paeper said it left to the Zoning Administrator to make a judgment. Commissioner Beal said his concern was that the city makes the decision.

Commissioner Spiers asked what would happen if an applicant disagreed with the Zoning Administrator's determination. Zoning Administrator Karpas said they could appeal any decision made by the Zoning Administrator to the City Council. City Attorney Kelly confirmed the ordinance had provisions for such appeals.

Motion by Commissioner Beal to recommend the City Council adopt Ordinance 190, amending sections of the zoning ordinance limiting the number of required front yard setbacks for lots with three road frontages, as written. Commissioner Paeper seconded the motion. Motion carried 5-0.

6. OTHER BUSINESS

7. ADJOURN

Motion by Commissioner Beal to adjourn the meeting. Commissioner Cook seconded the motion. The meeting was adjourned at 7:25 p.m.

Respectively Submitted
Gus Karpas - Zoning Coordinator