

**GREENWOOD PLANNING COMMISSION
WEDNESDAY, OCTOBER 19, 2011
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 Pat Lucking and Commission members Kristi Conrad, Bill Cook, David Paeper and Douglas Reeder

Absent: Commissioners John Beal and Brian Malo

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

2. APPROVE AGENDA

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

3. MINUTES OF August 17, 2011.

Commissioner Paeper moved to approve the minutes of August 17, 2011. Commissioner Cook seconded the motion. 4-0-1. Commissioner Conrad abstained since she was not in attendance at the August meeting.

4. LIAISON REPORT

Council Liaison Fletcher informed the Commission that the Council appointed Kristi Conrad as an alternate member of the Planning Commission, that the preliminary tax levy shows no increase, that discussions have begun with the Hennepin County Sheriff's Department to provide police services to the city, that the LMCC has voted against the much discussed fiber optic project, that a MCWD harvester capsized and that the Council passed a resolution supporting the efforts of the MCWD to control aquatic invasive species.

Fletcher said the Council approved the Ostrander variance request on a 4-1 vote and approved the proposed ordinance amendments as it pertains to variances with some small modifications. He said the Council discussed the removal of some unnecessary signage and increasing fee for a city dock increased to \$1,100 and that the Council will be looking at ways to regulate the sale of drug paraphernalia within the city at their next meeting.

5. PUBLIC HEARINGS

Ordinance 198 – Public Hearing for Ordinance 198, Amendment of Section 1135.05 of the Zoning Ordinance Regarding Permitted and Conditional Uses in the C-2 District.

Chairman Lucking summarized the proposed ordinance amendment and opened the public hearing. Hearing no public comment the hearing was closed.

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Chairman Lucking asked about how specific the definition of marina was in the ordinance and if it included marina related retails sales and repairs and whether those items should be specifically worded in the ordinance as a permitted use. City Attorney Kelly didn't see a reason not to allow the uses as a permitted use noting the uses taken together would constitute a multiple use business which requires a Conditional Use Permit.

Kelly said the issue before the Commission is whether to swap general office uses as a conditional use with restaurant uses as a permitted use.

Chairman Lucking sought the opinion of the Commission whether the specific uses associated with a marina should be separated and mentioned separately in the ordinance. The Commission was supportive of leaving the ordinance as written.

City Attorney Kelly suggested a format change in the ordinance format prior to its presentation to the Council.

Motion by Commissioner Paeper to recommend the City Council adopt ordinance 198, amending Section 1135.05 of the Zoning Ordinance Regarding Permitted and Conditional Uses in the C-2 District. Cook seconded the motion. Motion carried 5-0.

Ordinance 199 – Public Hearing for Ordinance 199, Amendment of Section 1102 of the Zoning Ordinance, Redefining Definitions of Yards.

Chairman Lucking summarized the proposed ordinance amendment and opened the public hearing. Hearing no public comment, the hearing was closed.

City Attorney Kelly presented an amended ordinance, explaining it the changes did not change content of the language, but added clarity to the amendment.

Commissioner Conrad asked about alternating use of the terms yard and unoccupied open space and asked one or the other should be used consistently throughout the definitions. City Attorney Kelly agreed. Conrad asked what facilitated the need for a change in the definitions. City Attorney Kelly said the issue initially came to light while enforcing a boat parking issue. Council Liaison added that the definition of yards could easily be interpreted differently.

The Commission discussed the addition of an illustration in the ordinance. Council Liaison Fletcher said was highly recommended by the League of Minnesota Cities. Zoning Coordinator Karpas said one would be included. Commissioner Conrad suggested that more than one illustration be included since not all lots are square or rectangular in the city.

Commissioner Paeper asked about the use of the term building line versus principal structure. City Attorney Kelly said the building line is defined in the ordinance while principal structure is not.

Motion by Commissioner Cook to recommend the City Council adopt ordinance 199, amending Section 1102 of the Zoning Ordinance, Redefining Definitions of Yards, as amended and noting the suggestion that multiple illustrations be inserted into the

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ordinance to show varying lot dimensions. Paeper seconded the motion. Motion carried 5-0.

6. OTHER BUSINESS

7. ADJOURN

Motion by Commissioner Paeper to adjourn the meeting. Commissioner Cook seconded the motion. The meeting was adjourned at 7:50 p.m.

Respectively Submitted

Gus Karpas
City Clerk/Zoning Administrator