

**GREENWOOD PLANNING COMMISSION**  
**WEDNESDAY, FEBRUARY 19, 2014**  
**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 Commissioners John Beal, Kristi Conrad (7:02), David Paeper and Douglas Reeder (7:02)

Absent: None

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

**2. MINUTES – January 15, 2014**

Commissioner Paeper moved to approve the minutes of January 15, 2014 as presented. Commissioner Beal seconded the motion. Motion carried 4-0-1. Commissioner Reeder abstained

**3. NEW BUSINESS**

**ORDINANCE NO. 229** - An Ordinance of the City Of Greenwood, Minnesota Amending Greenwood Ordinance Code Section 1176 Shoreland Management District Relating To Impervious Surfaces in Residential Districts

**Summary:** During a recent variance request to exceed the permitted impervious surface area, the Planning Commission questioned some of the provisions contained in Section 1176.07.05, for granting such a request. More specifically the requirement placing the burden of proof on current homeowners showing that impervious surface coverage in excess of 30% on their property existed prior to the adoption of the current Shoreland Management Ordinance, the use of the term “Illegal” and the inclusion of driveways necessary for access to the property as a penalty against a property, being deemed a landscape feature not eligible for consideration when exchanging impervious surface when an existing structure is being expanded or a new one is constructed.

Chairman Lucking said he could understand the logic behind including driveways as impervious surface that couldn't be exchanged for structural impervious surface. Commissioner Beal recalls offering initial advice on the ordinance which did not include driveways, rather only landscaping material as not being to be exchanged, but feels if it makes sense to the Commission that it doesn't need to be changes, he could support that decision.

The Commission discussed ways in which the ordinance could be manipulated but agreed the variance process could address those instances.

Commissioner Paeper was in favor of the revision as written since it cleaned up the intent of the ordinance as it was sent to the Council by the Planning Commission.

City Attorney Kelly said the Commission could make specific amendments to the existing ordinance with would ease the restriction, yet keep the burden of proof on the applicant. Karpas said he would work with the City Attorney and have something for the Commission to review at their March meeting.

The Commission agreed that staff would amend the ordinance as discussed and schedule a public hearing for the December 18<sup>th</sup> meeting.

**4. OLD BUSINESS**

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**DISCUSS** – Park District and potential Shuman Woods Park Improvements

Commissioner Conrad distributed information she gathered about city owned properties and how they're currently used.

The Commission discussed the information and it was noted that not all city owned properties were not obtained via that subdivision process, thus not considered park land. The city has to be careful not to publically include these properties on a park study as to not to create unnecessary resident concern.

Commissioner Reeder feels there needs to be some clarification on any restrictions that may have been placed on the gifting of the Shuman Woods property to ensure it is not used inappropriately.

Council Liaison Cook said that he and Commission Conrad will work together to further develop a plan for the city parks.

**5. LIAISON REPORT**

Council Liaison Cook said the Council presented John Beal with a certificate thanking him for his years of service on the Planning Commission. The Council passed the first reading of the ordinance amending the hours of operation for alcohol sales, the second reading of the Animal Control Ordinance, the second reading of the swimming pool regulations, the first reading of the variance consideration, unanimously passed the Rogers variance request and discussed a request by Councilmember Fletcher to add additional plantings along Excelsior Boulevard as part of the Met Council project.

Chairman Lucking extended his heartfelt thanks to John Beal for his service on the Planning Commission and said he would be sorely missed.

**6. ADJOURN**

Motion by Commissioner Beal to adjourn the meeting. Commissioner Paeper seconded the motion. The meeting was adjourned at 8:07 pm.

Respectively Submitted  
Gus Karpas - Zoning Administrator