

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
July 7, 2016
7:00 PM**

1. CALL TO ORDER

Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:09 pm.

Commission members present: Thompson, Hartzler, Vetter and ex-officio member Larson
Members absent and excused: Smith and Kruckman
Staff Present: City Planner Kirmis and Community Development Specialist Christianson

2. PLEDGE OF ALLEGIANCE

Chairman Thompson led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Hartzler and seconded by Vetter to approve the agenda as presented. Vote for: Thompson, Hartzler, and Vetter. Against: None. Vote 3-0. Motion carried.

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

An introduction of new ex-officio member Becky Larson, who represents New Market Township was made.

6. APPROVAL OF MINUTES

A motion was made by Hartzler and seconded by Vetter to approve the minutes of the May 3, 2016 Planning Commission meeting as written. Vote for: Thompson, Hartzler, and Vetter. Against: None. Abstained: None. Vote 3-0. Motion carried.

7. PUBLIC HEARINGS

A. Temporary Family Health Care Dwelling Amendment

Chairman Thompson asked Planner Kirmis to present his memorandum dated June 21, 2016 regarding a proposed zoning ordinance amendment related to the allowance of temporary family health care dwellings in the City.

Planner Kirmis explained that a new bill passed by the state legislature creates a process for landowners to place mobile residential dwellings on their property which would serve as transitional housing for seniors or people with disabilities. He noted specifics about the law, including that the units could be placed in the yard or driveway of a relative or caregiver's property, that they could be placed for a period of six-months with an option to extend the period for an additional six months, and that they must meet setbacks required for a principal building. He also noted a June 4, 2016 Star Tribune article regarding the topic. He noted that there are some inconsistencies between the new law and the State Building Code, which requires dwelling units to have a permanent foundation.

Planner Kirmis explained that the current law offers cities an opt-out period, in which a city can choose to opt-out of the new law. An amendment to Title 11 of the City Code, opting out of the requirements of Minnesota Statute 462.3593, was presented to the Planning Commission for consideration.

Chairman Thompson opened discussion to the Planning Commission. Chairman Thompson stated that he sees many potential problems with the existing law in terms of electrical, water and sewer connections to the temporary dwellings, and also concerns about what to do in the event of severe weather.

Chairman Thompson opened the public hearing at 7:15 p.m.

Michael Huntington asked if a resident could park an RV on their private property under current zoning regulations, and if so, could the RV be temporarily hooked up to water or sewer? He asked the Commission to consider the current regulations regarding the parking of RV's on a private property.

A motion was made by Vetter and seconded by Hartzler to close the public hearing at 7:29 pm. Vote for: Thompson, Hartzler and Vetter. Against: None. Abstained: None. Vote 3-0. Motion carried.

With no further comments from the Planning Commission, it was moved by Vetter, seconded by Hartzler to recommend to the City Council that it approve the opt out amendment, the model for which has been provided by the League of Minnesota Cities. Vote for: Thompson, Hartzler and Vetter. Against: None. Abstained: None. Vote 3-0. Motion carried.

8. PETITIONS, REQUESTS AND INQUIRIES

There were no petitions, requests or inquiries.

9. GENERAL BUSINESS

There were no general business items.

10. MISCELLANEOUS

There were no miscellaneous updates.

11. ADJOURNMENT

A motion was made by Vetter and seconded by Hartzler to adjourn the meeting. Vote for: Thompson, Hartzler and Vetter. Against: None. Abstained: None. Vote 3-0. Motion carried.

The meeting ended at 7:33 pm.

Submitted by:

Renee Christianson, Community Development Specialist