

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
AUGUST 30, 2022
7:00 PM**

1. CALL TO ORDER

Chair Kruckman called the meeting of the Elko New Market Planning Commission to order at 7:01 p.m.

Commission members present: Kruckman, Hanson, Pipo, Smith.

Members absent and excused: Schroeder, Ex-Officio member Anderson

Staff Present: Senior Planner Renee Christianson, Planner Jacob Skluzacek

2. PLEDGE OF ALLEGIANCE

Chair Kruckman led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Hanson to approve the agenda as submitted. Motion carried: (4-0).

4. PUBLIC COMMENT

There was no public comment.

5. ANNOUNCEMENTS

There were no announcements made.

6. APPROVAL OF MINUTES

A. A motion was made by Hanson and seconded by Pipo to approve the minutes of the July 26, 2022, meeting as submitted. Motion carried: (4-0).

7. PUBLIC HEARINGS

There were no public hearings.

8. GENERAL BUSINESS

A. THC Edible/Beverage Regulations Update and Discussion

Planner Skluzacek presented the most recent information from the League of Minnesota Cities on the subject of the new THC edible and beverage law. The 2018 Farm Bill legalized all types of products derived from hemp but was limited to Delta 8 and Delta 10 THC. As of July 1st, Minnesota allows edible and beverage products containing Delta 9 THC which is more potent than the Delta 8 and Delta 10 THC. Nothing in the new law limits a City's zoning authority to regulate which areas of the City retail, manufacturing and distribution may occur. Some cities have adopted moratoriums in response to the recently adopted legislation. Moratoriums are limited to one year and a city must be actively researching the subject during the moratorium. Moratoriums regarding the sale, manufacture and distribution of THC products have been adopted by all cities in Scott County with the exception of Savage. Scott County will be considering a moratorium at their September 6th meeting. Skluzacek showed the Commission the current City zoning map to detail where retail sales, manufacturing and distribution of the products would be allowed currently. Information on the topic will be presented to the City Council in the near future. The City Council may consider a possible moratorium at a future meeting and Staff will be joining a SCALE group focusing on the subject as well. Senior Planner Christianson stated that there are concerns with the current legislation that was passed; one concern is the ability to test products to ensure compliance with State law. City staff is unsure if manufacturing of the products may create odors which will also have to be considered when it comes to zoning. Commissioner Hanson asked Staff if they had any recommendations moving forward. Christianson informed her that more information will be needed before any recommendation can be made.

B. Residential Minimum Lot Size Requirements

Skluzacek informed the Commission that Staff is just starting research on the topic of minimum residential lot standards. The topic has been identified at the 2021 and 2022 City Council visioning and goals process. Staff continues to hear from builders and developers that current City lot size regulations are too strict as the market continues to trend towards smaller houses on narrower lots. Staff traveled to several cities to see examples of single-family detached homes built on lots that allow for lots narrower than 85 ft. Staff confirmed that these examples were developed using straight zoning and not part of any PUD. Staff accomplished this by examining the city's zoning maps as well as contacting the relevant city's staff. Christianson presented cost estimates for constructing streets adjacent to residential lots of varying sizes, based off of estimates provided by the City's Engineer. The average cost per linear foot to construct a residential was estimated at \$750. Christianson pointed out that there is an approximate difference in price of approximately \$10,000 to construct a street adjacent to an 85-foot lot compared to a 65-foot lot. Photographs and videos were captured and presented to the Commission to help depict what these differing neighborhoods look like. Discussion followed on the general appearance of the neighborhoods presented. Staff plans to continue research on other cities and present more to the Commission at future meetings.

9. MISCELLANEOUS

A. Joint City Council / Planning Commission Workshop Regarding Multi-Family Standards

Christianson gave an update to the Commission on the comprehensive plan amendment and rezoning for the construction of a possible multi-family development north of the Elko New Market Commerce Center property. The City Council approved the request but had concerns about the minimum building standards for R-4 zoning districts. The City Council wishes to have a joint meeting regarding these multi-family standards. The Commissioners shared their availability with Christianson to see which date may work best. Christianson will reach out to Schroeder and let the Commission know what she is able to schedule. Discussion took place on comments from the Council meeting. Christianson informed the Commission that a few members of the public were in attendance; however, they did not speak to the Council.

B. Community Development Updates

Christianson gave an update on the August Ventures LLC development being proposed north of City Hall. Sullivan has submitted an updated concept plan which has been revised based on Planning Commission and City Council feedback. Skluzacek mentioned they may be submitting another concept plan for 80 acres they also own near the elementary school in the near future. Discussion took place on the possible future southerly extension of Riley Road to County Road 2. Christianson reviewed the owners of the parcels along the alignment of the possible southerly road extension.

Christianson provided an update on the Planning Commission's recommendation to the City Council for striping Dakota Avenue. A striping plan was prepared by the City Engineer, and Public Works Staff are now trying to schedule a contractor to complete the work. A southbound left turn lane as well as a southbound right/through turn lane have been incorporated into the striping design. Christianson also gave an update on the traffic counts collected on Dakota Avenue following the last Planning Commission meeting. Average speed was 32 MPH and approximately 990 vehicles per day which is within the capacity of the street.

Christianson provided an update on Project Horseshoe. They have advised the City that their target for submitting applications is September 30th. Discussion took place on existing accesses along County Road 2 near the Project Horseshoe site. Commissioner Smith asked about the access into the Parks Auto site. Christianson informed the Commission that some private access to County Road 2 will be re-routed to use the same entrance as the Park I-35 Industrial Park development, including the Parks Auto site.

Christianson gave a recap of a recent meeting Staff had with MNDOT and Scott County staff regarding the future I-35 / County Road 2 interchange replacement and supporting road network.

C. Planning commission Questions & Comments

Commissioner Smith asked for an update on how Boulder Heights is going. Christianson informed him that the second and third phases are filling more slowly than the initial phase.

She stated that Staff still believes that additional lot inventory is needed to get to a healthy supply of lots in the City.

10. ADJOURNMENT

It was moved by Smith and seconded by Hanson to adjourn the meeting at 8:10 p.m. Motion carried: (4-0).

Submitted by:



Jake Skluzacek
Planner 1