

Planning Commission 3/13/17

*Call to order: Rick called the meeting to order at 7:00PM

*Roll Call: Dale, Dawn, Patty, Rick, Ron, Steve

* Minutes from the 2/13/17 PC meeting were reviewed.

Patty motioned to approve, 2nd by Dawn >> approved

*Public Comment: no public comment at this time

*Old Business: none

*New Business:

--Rezone request from Brian Nayes for rezone of west half of parcel #22908-29944-08000000 from local commercial to industrial.

Brian Nayes was present to answer questions regarding rezone request.

Rick mentioned that Doug Clary had recommended that as part of this request that the entire parcel be rezoned to industrial.

Dawn made a motion to approve the request along with the recommendation from Doug that the entire parcel be rezoned industrial, 2nd by Steve >> approved

--CUP request from Brian Nayes to approve placement of commercial propane storage tanks on above property.

Motion to approve the CUP by Patty, 2nd by Dale>> approved

--Request by Eric and Ashley Nyhus to make revisions to CUP#2011-0003 associated with parcel #22908-1721-72395001.

Both Eric and Ashley were present to answer questions. Both explained their desire was to be permitted to operate M-F 24 hours, and 12 hours on Saturday & Sunday. Adding the requested building expansion, and use of town road 105th Ave, would help them expand operations.

Bill Proud expressed concerns about noise and the extended hours of operation and made available to board members a list of written concerns.

Scott Koepl expressed concerns about additional traffic on 142nd St.

Brian Bartells and Ron Woodruff both expressed similar concerns about noise and hours of operation.

Dale asked what kind of truck traffic would be generated on 105th Ave. from the increase in activity and he expressed concern as to what affect a year around banned-free road access would have on 105th Ave.

Rick stated that he felt request for extended hours of operation and use of the town road as requested were not appropriate for a non-industrial setting such as this.

Eric Nyhus suggested that if we could not approve the expansion to 24 hours, could we consider allowing them operate at least 16 hours to permit two shifts M-F. Discussion about this was not supportive as it would extend operations well past 8 PM, and or prior to 6 AM.

Also questioned and discussed was the lack of vegetation screening as required in the current CUP – Eric did not feel it was necessary, but did agree that installing the screening on the North, East and South property lines would not negatively impact the desired visibility from Highway 124. Eric noted that currently there is a privacy fence along the South property line.

Rick made a motion to deny the request, Steve 2nd >> approved

*Adjournment: Patty motioned to adjourn Dale 2nd >> approved. Adjourned 7:37PM