

Pursuant to due call and notice thereof a meeting of the Planning Commission in and for the City of Albany, Stearns County, Minnesota, was called to order by Chairman John Harlander at 6:30 o'clock in the evening on Monday, January 30, 2012 in the Council Room at 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Joseph Gilk, Todd Horton, and Joseph Wedel. Will Seiler was absent. Councilor John Greer, Planning Commission Liaison, was also present for the meeting.

Joe Peternell, owner of Albany Manufacturing, Inc., was present for the meeting.

Chairman John Harlander called for any additions or corrections to the minutes of November 1st and hearing none declared the said minutes approved.

Chairman John Harlander called for any nominations for the position of Chairman and Vice-Chairman on the Planning Commission for the year 2012. Commission member Joseph Gilk nominated Mr. Harlander for Chairman and Mr. Horton for Vice-Chairman. Mr. Harlander hearing no other nominations closed the nominations from the floor for the aforementioned positions. After due discussion, a motion was made by Joseph Gilk and seconded by Joseph Wedel to appoint Mr. Harlander as Chairman and Mr. Horton as Vice-Chairman of the Planning Commission for the year 2012. All voted for the motion and it carried.

Mr. Schneider presented to the Commission an excerpt of Ordinance 80, Section 80.05, Subd. 8, Site Plan Requirements. Mr. Schneider informed the Commission that it's been difficult to obtain the appropriate site specific information from business property owners required by this section of the ordinance that relates to storm water management for improvements less than one-acre in size being it can be argued that not all properties for development can be treated equal which can add as much as \$5,000 in additional civil engineering to a project. Mr. Schneider noted that many land use practices in Townships are not regulated for storm water control and in most cities projects less than one-acre are not required to submit a storm water management plan. Mr Horton noted that an option may be to amend the current language that would increase the square footage of lot development and square footage for a building expansion. Mr. Peternell appeared before the Commission to inform the Commission that the current standards of the ordinance add additional engineering expenses to a project when not every project depending on the location impacts adjoining properties. Mr. Peternell noted that many existing storm water holding ponds located on private property are not regularly maintained and recommended that the Ordinance be amended. Mr. Gilk questioned why the City needs to be more restrictive than MPCA standards and by considering an amendment to the Ordinance, it may encourage property owners to expand and/or improve their properties which create a greater tax base and employment. Mr. Greer noted that if an amendment is considered, a higher fee should be charged to the applicant if the City Engineer reviews the site plan. After due discussion, a motion was made by Joseph Gilk and seconded by Todd Horton to set a public hearing before the Planning Commission for 6:30 o'clock in the evening on Monday, March 5, 2012, at City Hall for the purpose of amending Ordinance 80, Section 80.05, Subd. 8, Site Plan Requirements as follows:

- Stormwater management plan not required for development less than one-acre, but can be if requested by the Zoning Administrator.
- Applicant pay higher fee if City Engineer reviews site plan application.

All voted for the motion and it carried.

Mr. Schneider updated the Commission on the proposed Railroad Avenue (T.H. #238) reconstruction improvements being considered in 2012. Mr. Schneider informed the Commission that the City entered into a purchase agreement with the owners of the Albany Antique Center property at 740 Railroad Avenue for the purpose of improving the traffic flow at the 8th Street and Railroad Avenue intersection including redevelopment of the site.

Mr. Schneider noted that only one (1) building permit for a new single family dwelling was issued in 2011 compared to nine (9) in 2010 and eleven (11) in 2009. Mr. Schneider noted that there are nearly 150 vacant residential lots in the City and several vacant lots in the Albany Business and Industrial Park.

Mr. Gilk informed the Commission that the Council should not have amended an Ordinance to increase the amount of split wood a property owner may store on his/her property from two (2) cords to eight (8) cords. Mr. Gilk noted that even though neatly stacked and under a tarp is permitted, it is very unsightly for the neighborhood to view daily during the winter months. Mr. Schneider noted that the property owner has not violated the ordinance and has not physically measured the pile of wood each year.

Chairman John Harlander adjourned the meeting at 7:30 PM.

Tom Schneider,
Clerk/Adm.