

Planning Commission Meeting

Thursday, July 21, 2022, at 6:00pm

Minutes

Planning Commission Members Present: Chair Markert, Vice Chair Olson, Planning Commission Members Siemers, Zanto, Wolf

Others Present: Planner Nash, Council Member Schommer, City Administrator McNeill, Clerk Donovan

Broadcast via Credit River YouTube Channel

Planning Commission Chair Markert called the July 21, 2022, Credit River Planning Commission Meeting to Order at 6:00pm, Pledge of Allegiance

1. Approve or Amend Agenda

Motion to approve the Agenda: Planning Commission Member Wolf

Second: Vice Chair Olson

Motion Passed: -

- 2. Consent Agenda** Those items on the Planning Commission Agenda which are considered routine or non-controversial are included as part of the Consent Agenda. Unless a Planning Commission Member specifically requests that an item on the Consent Agenda be removed and considered separately, items on the Consent Agenda are considered under one motion, second and vote. Any item removed from the consent agenda shall be placed at the end of General Business.

1) May 19, 2022 Planning Commission Minutes

Motion to approve the Consent Agenda: Planning Commission Member Siemers

Second: Planning Commission Member Zanto

Motion Passed: 5-0

3. Public Hearings

1) Northern Natural Gas Conditional Use Permit – 7120 196th St E.

Planner Nash gave a summary of the Northern Natural Gas Conditional Use Permit (CUP) request:

Northern Natural Gas (NNG) has applied for a Conditional Use Permit to allow the construction and operation of an essential service substation at the property located at 7120 196th St E. The existing home and other features would remain on the property, and NNG has acquired an easement for construction of the substation to be located in the area.

Steven Martinez from Northern Natural Gas was in attendance.

Planner Nash advised no written comments received.

Chair Markert Opened the Public Hearing on the Northern Natural Gas CUP:

- David and Kris Clemens (Fox Field Dr.) What impact will this have on future expansion of CR27 and the impact on their property and what is the timing? Further information requested on the guard rail listed on the plan.
- Paul Burck 7151 196th. Concerned with the look of having this in the area with the fencing and buildings commented it will look industrial. Pleased with the trees and landscaping planned. Concerned with the noise and what kind of noise will be produced and at what times of day.
- Mark Gangler - 7200 196th St. What does it do to the alternate septic site on that property? He commented he does not want to look at this substation and is concerned with pond and environment impact.

Hearing no further comments, a motion to close the public hearing on the NNG CUP was requested.

Motion to close the Public Hearing on the Northern Natural Gas Conditional Use Permit: Planning Commission Member Zanto
Second: Planning Commission Member Wolf
Motion Passed: 5-0

Planning Commission members discussion with Planner Nash and Steven Martinez addressing questions from the members and from the public hearing:

- Steven Martinez advised there are similar stations located on Huntington Way and 210th in Credit River.
- There is no future plan to expand the substation further than what is on the plan. If expansion is needed, the expansion request would have to go through approval process.
- Impact of CR27 is not known. The 2040 comp plan does not have expansion of CR27 south to this area at this time
- Ambient noise level would be below what traffic noise would be currently. Full grown vegetation will be planted (14' to 16' evergreens). If trees were to die it would be NNG responsibility to replace.
- One driveway currently in place for the home and a second driveway is requested for the substation. The second driveway will need to be approved by city council.
- Planner Nash contacted Scott County Environmental Services and the septic and secondary septic site are not an issue.
- Site will be maintained by NNG (mowing, trees, etc.)
- CUP's are transferred with the land, if NNG were to sell to another company the CUP would transfer.
- Guard rail is for protection and is required.
- Security fence is coated in Vinyl and on the inside of the trees.
- The substation will be monitored remotely and then also monitored in person twice per month.

- Location chosen because it is close to line, a location closer to the line is preferred. Land owner granted easement to NNG.
- Safety concerns addressed.
- Construction takes about 4 months to construct and would start immediately if CUP approved.

**Motion to recommend approval of the CUP for Northern Natural Gas to the City Council on August 1, 2022 with the stipulations as noted in the staff report: Planning Commissioner Siemers
Second: Planning Commission Wolf
Motion Passed: 5-0**

2) Amendment to Zoning Ordinance

Planner Nash reviewed proposed amendments to be made to the Zoning Ordinance which included (full language of the amendments in the packets):

- Accessory Structures
- Eliminating fencing permits and clarifying language
- Changing the definition of setback related to wells
- Changes to riding stable accessory structures language
- Private stable change to Interim Use Permit (IUP)
- RR (Rural Residential District) addressing buildable lots and usability to add decks, pools to avoid irregular lots in future developments

Planner Nash advised no written comments were received

Chair Markert Opened the Public Hearing on the Proposed amendments to the Zoning Ordinance:

Hearing no comments a request to close the Public Hearing requested

**Motion to close the Public Hearing on the amendments to the Zoning Ordinance: Vice Chair Planning Commission Olson
Second: Planning Commission Member Zanto
Motion Passed: 5-0**

**Motion to recommend approval of the proposed amendments to the Zoning Ordinance to the City Council: Planning Commission Member Wolf
Second: Vice Chair Planning Commission Olson
Motion Passed 4-1
Opposed -Planning Commission Member Zanto**

4. General Business

5. Adjourn Planning Commission Meeting

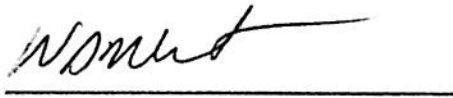
Motion to Adjourn the July 21, 2022, Planning Commission Meeting: Planning Commission Member Siemers

Second: Planning Commission Member Zanto

Motion Passed: 5-0

The July 21, 2022 Planning Commission Meeting was adjourned at 7:42 pm.

Approved by:



William D. Markert Planning Commission Chair - Credit River

Recorded by:



Karen Donovan City Clerk-Credit River