

**CITY OF COHASSET
PLANNING COMMISSION MINUTES
305 NORTHWEST FIRST AVE., COHASSET, MINNESOTA
WEDNESDAY, MAY 4, 2016 – 6:00 p.m.**

1. **Call Meeting to Order:** Chair Steve Brown called the meeting to order at 6:05 p.m.

2. **Roll Call**

a. **Voting Members Present:** Steve Brown, Josh Casper, John Chell, Johnnie Fulton, Lois Kirschbaum, Steve Otto, and Gary Wheelock

b. **Absent with Notice:**

c. **Ex-Officio Members Present:** Zoning Officer Greg Tuttle, and City Council Liaison Jason Tabaka

3. **Review and Approve the Agenda**

a. **Additions:** Item 9D) Update on Annexation

b. **Deletions:** None

A motion was made by Chell/Casper to approve the agenda as amended. Voting in favor: Brown, Casper, Chell, Fulton, Kirschbaum, Otto, and Wheelock; Voting against: None; Absent: None; Motion carried.

4. **Resident Input** – None

5. **Review & Approve Planning Commission Minutes of April 6, 2016:** *A motion was made by Wheelock/Fulton to approve the April 6, 2016 minutes as written. Voting in favor: Brown, Casper, Chell, Fulton, Kirschbaum, Otto, and Wheelock; Voting against: none; Absent: None; Motion carried.*

6. **Review Zoning Ordinance Section 10.2100D** - Pursuant to current ordinance a piece of property cannot be split by metes and bounds more than four times. Dale Geisler is requesting amendment of the current ordinance so he may develop some property that has previously been divided four times. After discussion, it was agreed that Zoning Officer Tuttle will bring some sample ordinance language regarding minor subdivisions to the next meeting. *A motion was made by Casper/Wheelock to table this item. Voting in favor: Brown, Casper, Chell, Fulton, Kirschbaum, Otto, and Wheelock; Voting against: none; Absent: None; Motion carried.*

7. **Comprehensive Plan Review** – Discussion was held on protecting public waters. The following information/discussion will take place at the next Planning Commission meeting:

- Impaired Waters Data Breakdown
- Consider prohibiting wetland credit trading
- Get DNR best management practices sheets
- Invite new DNR water representative
- Continue discussion on page 33

8. **Septic Overflight** – The 2007 septic overflight information was reviewed by the Planning Commission and the findings were discussed. It was determined that further discussion was not necessary.

9. **Updates**

a. **Rezone/text amendment process (who conducts public hearing)** – Zoning Officer Tuttle reported that public forums may be held at the Planning Commission level and public hearings will continue to be held at the City Council level.

b. **Sign Ordinance Changes Public Hearing** – Tuttle reported that Council passed a motion requiring 1000 feet between billboards and since then he has issued two sign permits.

c. **Benson Bog Days** are scheduled for June 17-19, 2016

d. **Annexation** – Chell questioned what role the Planning Commission would take in case of an annexation. Tuttle indicated the Planning Commission could take part in the zoning portion; at this point there are no plans for annexation.

Chair Steve Brown adjourned the meeting at 8:18 p.m.

Submitted by Deputy Clerk Karen Mester

Approved: June 1, 2016