

**DRAFT OFFICIAL MINUTES
PLANNING COMMISSION MEETING
July 10, 2024**

St. Michael Council Chambers

7:00 p.m.

PRESENT: Chair Shannan Marshall, Vice-Chair Brian Mielke, Commission Members Trevor Ash, Laura Bistodeau, Deborah Briggs, Kyle Hartnett, and Council Liaison Tom Hamilton. Also present were Community Development Director Marc Weigle and Associate Planner Joy Isaacson. Commissioner Aaron Craig was excused. Chair Shannan Marshall called the meeting to order at 7:00 p.m., declaring a quorum present. The pledge of allegiance was said.

Set Agenda

Commissioners Hartnett/Ash **moved** to set the agenda. **All voted aye.**

Consent Agenda

Commissioners Ash/Briggs **moved** to approve the consent agenda including minutes of the June 5, 2024, meeting. **All voted aye.**

Public Hearings

Ordinance Update – Chapter 154: Subdivision and Chapter 155: Zoning

Community Development Director Marc Weigle introduced HKGi representative Rita Trapp who provided an overview, summary of major changes, summary of technical updates and reviewed next steps of the project.

Mielke asked when the update will take effect. Weigle responded within a week or two of the publication and the city can make changes as needed. There were no additional questions.

Marshall **opened** the **Public Hearing** at 7:16 p.m.

There was no public comment.

Commissioners Hartnett/Ash **moved** to **close** the **Public Hearing**. **All voted aye.**

Commissioners Ash/Hartnett **moved** to recommend to the City Council approval of Ordinance 2402, an ordinance text amendment, to repeal and replace the City of St. Michael’s existing Subdivision and Zoning Ordinances (Chapter 154 and 155)

Opposed Mielke (R2 should not change from .46 to 1-acre)

Marshall, Ash, Bistodeau, Briggs and Hartnett voted aye. Mielke voted nay, citing opposition to the R2 zoning changes from a .46 to 1-acre requirement. Motion passed.

Legacy Bay Farms – Amend PUD Plan to Add New Single-Family Product

Weigle provided an overview of amendment request and project overview. Capstone Homes Vice-president of Land Stephen Bona was present to respond to questions.

Discussion included why changes are being requested, the decrease in number of lots within the development to align with the requested change and the removal of the HOA requirement. Weigle stated that any future changes would be brought back to staff and taken through the PUD amendment process.

Commissioner Ash expressed concern about potential precedent setting by removing the HOA requirement.

Marshall **opened** the **Public Hearing** at 7:30 p.m.
There was no public comment.

Commissioners Hartnett/Ash **moved** to close the public hearing. **All voted aye.**

Commissioners Hartnett /Bistodeau **moved** to recommend to the City Council approval of an amended PUD Plan for Legacy Bay Farms as follows:

1. adding a new 50-foot wide Single Family (SF) product to the Lot/Building Standards on Page 25 of the PUD Plan as shown:

Lot Style	Max Building Pad Width*	Lot Size (feet)	Set Backs**	Garage stalls	Basement Type	Maximum Lot Hard Surface	Front Yard Hard Surface***
SF	35'	50x125	Front: 20' Rear:25' Side:7.5' Corner: 20'	2	SOG	65%	60%

2. adding a fourth bullet to the PUD Lot Flexibility section on Page 25 of the PUD Plan stating that: “The Detached Townhomes, Villas NW and Villas South may be switched to the SF lot style”

All voted aye.

Discussion Items

Concept Plan – Schirmers Property

Weigle and a representative from JP Brooks Builders provided an overview and history of the project that lies within both the City of Hanover and the City of St. Michael.

Discussion included sidewalks, open space, park placement, traffic impacts, access to the development and coordination with the City of Hanover and builder to align both city’s requirements within the development.

This item will go in front of the City Council at their July 23, 2024, meeting.

Project Updates

Weigle provided various project updates and answered questions of the Commission.

Commissioners Ash/Briggs **moved** to adjourn at 8:09 p.m. **All voted aye.**

Kristin Thomas | Recording Secretary