

MAY 3, 2018, PLANNING COMMISSION MEETING, 5:15 p.m. Council Chamber

Members present: B. Groothusen, C. Huiras, A. Kaiser, C. Ostenso, M. Reynolds, M. Rudack, D. Willingham. Others present: A. Christianson 1 and 2, K. Gorsegner, A. Kenyon, S. Swiderski.

Call to Order:

Mr. Willingham called the meeting to order and presided.

Public Hearing:

Mr. Willingham convened a Public Hearing on Samantha Swiderski's request for a Conditional Use Permit to enable her to raise and sell agricultural items at her residence along Edgewood Ave. Zoning Adm. Gorsegner explained how it was he came to the conclusion that a Conditional Use Permit is needed after originally concluding Mrs. Swiderski needed no approval to raise vegetables at her home as gardens are allowed in R-1 Districts. It is selling them on the premises that triggers the need for the Permit. Mrs. Swiderski then explained that her intent is to have a garden and to sell primarily potted herbs and flowers she grows in it. She also mentioned that she may add a temporary style greenhouse, although it could potentially be used over winter for storage. It was noted that while signs for home-based businesses are limited to one square foot, that the City's Code allows six square feet for on premises signs advertising farm type products. Mrs. Swiderski's plans do not anticipate use of her house or garage so do not qualify for home-based business status as presently envisioned. The City's Code allows for up to 50% of space in a garage or dwelling to be used for a home-based business. If it were to be a home-based business and complied with requirements for such designation, no permit would be required. In the absence of any objection, Mr. Willingham closed the Hearing at 5:29 p.m.

Deliberation:

Several of those present expressed support for this type of food growing business. The only question seemed to be why such an involved process for a seemingly simple and innocuous use.

Action:

Motion was made by Groothusen, seconded by Ostenso and carried by voice vote to approve the requested Permit, as drafted by City staff, a copy of which is attached.

Recommendation:

Mr. Reynolds and others spoke in favor of eliminating the need to get a Conditional Permit for such activity. Mrs. Ostenso then made a motion, which was seconded by Reynolds and carried by voice vote, to recommend this elimination to the Council.

Adjourn:

Motion was made by Reynolds, seconded by Groothusen and carried by voice vote to adjourn.