

January 28, 2014

PLANNING COMMISSION AGENDA

Wednesday, February 5, 2014 12:00 p.m. Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 12-4-13 PC Minutes
4. 117 NW 1st Ave Property
5. Commercial Zone-Storage Buildings
6. Comprehensive Plan

**CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES
02-05-14**

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 02-05-14, in Council Chambers, City Hall. Chairman Judy Marko and Commissioners Jamie Stromberg, John Waller, III, and John Gorton were present. Commissioners Richard Peterson and Phil Stotesbery were absent. Administrator Don Solga and Secretary Glenys Ehlert were also present.

Meeting called to order at 12:10 p.m. by Chairman Marko.

There were no additions or deletions to the agenda. Motion by Waller, seconded by Marko to approve agenda as presented. Motion carried.

Motion by Stromberg, seconded by Waller to approve minutes of 12-04-13 as presented. Motion carried.

Administrator Don Solga reviewed the property at 117 NW 1st Ave. This property has been designated as a public nuisance property. The property owner has contacted City with a proposal to deed property to the City. City Attorney Greg Larson has conducted research on the title. Planning Commission considered whether or not to acquire the property. This property is unique because property owner doesn't live here and doesn't have funds to pay to repair or demolish the property. Administrator Solga plans to have property investigated for asbestos. He recommends not acquiring the property if the cost will include asbestos removal.

Motion by Gorton, seconded by Stromberg to acquire property and proceed with demolition as long as there is no asbestos involved. Motion carried.

Administrator Solga reviewed zoning ordinance regarding storage property. He said the general commercial uses in the ordinance do not include storage. Planning Commission discussed how to allow it. One idea is similar to Industrial where it says City will permit storage in a building and require screening if it's within 500 ft. of a public right of way or different zone. Administrator Solga and Commissioners discussed adding language to permit commercial storage as Commercial Uses No. 5, possible under a special use permit, requiring storage inside a building and off street parking.

Motion by Gorton, seconded by Stromberg to request that City Attorney Greg Larson draft proposed ordinance changes to permit storage in commercial zone as defined above. Motion carried.

Administrator Solga reviewed the 2014 Comprehensive Plan Update. He said the Planning Commission approved these changes in the Plan Update: rezone school area at football field, parcel no. 64-000 as commercial to keep all school property in same zone; Bus barn area, Ackerman's 1st Add, Blk 6 Lots 1, 2, 3, 10, 11, 12, rezoned to commercial; rezone Ackerman's 1st Add, Blk 4 Lots 8, 9, 10 & 11, Blk 1 Lots 7, 8, 9, from commercial to residential, and rezone west of Pelican Rapids Liquor Store to ½ block to residential. Previously some commercial lots were labeled as potential for mixed residential and commercial use. After discussion, these were kept as commercial. Going forward if it stops being residential for one year or if they want to expand the residential use, property owners will have to come to Planning Commission for special use permit to approve the residential use. Otherwise the property will become commercial.

Prior to making a recommendation to the City Council, the Planning Commission needs to conduct a meeting with the Council, Planning Commission, Economic Development Corporation and steering committee, followed by a public meeting. If everyone is fine at the above meeting with where things are at, then the Planning Commission needs to set a public meeting, consider information at that meeting and make a recommendation to the City Council.

Tentatively plan to have large group Comprehensive Plan meeting on 02-13-14 at 6:00 p.m., City Hall Council Chambers.

Motion by Gorton, seconded by Waller to adjourn at 1:00 p.m. Motion carried.

Glenys Ehlert

Glenys Ehlert, CMC
Secretary

February 25, 2014

PLANNING COMMISSION AGENDA

Wednesday, March 5, 2014 12:00 p.m. Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 2-5-14 PC Minutes
4. Comprehensive Plan Changes
5. Set Public Hearing for Comprehensive Plan Changes

CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES 03-05-14

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 03-05-14, in Council Chambers, City Hall. Chairman Judy Marko and Commissioners Jamie Stromberg, John Waller, III, John Gorton and Phil Stotesbery were present. Commissioner Richard Peterson was absent. Administrator Don Solga and Secretary Glenys Ehlert were also present.

Meeting called to order at 12:00 p.m. by Chairman Marko.

There were no additions or deletions to the agenda. Motion by Marko, seconded by Gorton to approve agenda as presented. Motion carried.

Motion by Waller, seconded by Gorton to approve minutes of 12-04-13 as presented. Motion carried.

Administrator Don Solga reviewed the rezone of the area by the Liquor Store from C to R2, school property from R1 to C to match other school property, and the school bus barn from R to C. No new zone was created for mixed use because the special use permit process will allow the Planning Commission to address requests same as in the past.

The city needs to have an updated map. Motion by Gorton, seconded by Stotesbery to set a public hearing on the Comprehensive Plan for Thursday, 04-03-14, in the Council Chambers at City Hall at 6:00 p.m. Motion carried.

Motion by Marko, seconded Stromberg to adjourn the meeting at 12:25 p.m.

Glenys Ehlert, CMC
Secretary to the Planning Commission

**City of Pelican Rapids City Council
Board of Review Meeting - 04-02-14**

The City Council of the City of Pelican Rapids conducted the Board of Review Meeting on Wednesday, 04-02-14, at 2:00 p.m., Council Chambers, City Hall. Mayor Ben Woessner, Council Members James Strand and Kevin Ballard were present. Steve Foster and John Waller, III were absent. Administrator Don Solga, Accounting Clerk Danielle Heaton, Deb Thormodson and Tom Rundle of the Otter Tail County Assessor's Department were also present.

Mayor Woessner called meeting to order.

Council Member Foster arrived at 2:53 p.m.

Council Member Steve Foster discussed his parcel number 76-000-99-0513-001. The property's value increased again this year. According to the County's records, the land was put into CPR by a previous owner. He was advised on how to have it reclassified.

Motion by Strand, seconded by Foster to adjourn meeting at 3:00 p.m. Motion carried.

Danielle Heaton
Accounting Clerk

**CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING AND PUBLIC
HEARING MINUTES OF 04-03-14**

The Planning Commission of Pelican Rapids conducted a public hearing at 6:00 p.m., on Thursday, 04-03-14, in Council Chambers, City Hall. Commissioners Jamie Stromberg, John Gorton and Phil Stotesbery were present. Chairman Judy Marko and Commissioners Richard Peterson and John Waller, III were absent. Mayor Ben Woessner, Administrator Don Solga, Deputy Clerk-Treasurer Danielle Heaton, City Engineer Joel Quanbeck Adele Thompson, Ordean Olson and Lou Hoglund of the Pelican Press were also present.

Meeting called to order at 6:00 p.m. by Commissioner Phil Stotesbery.

Set Date for Spring Tour was added to the Agenda.

The Public Hearing of the 2014 Comprehensive Plan was opened.

City Engineer Joel Quanbeck presented the Final Comprehensive Plan and then asked if there was any discussion.

Administrator Don Solga discussed that changes could still be made because the Comprehensive Plan wouldn't be recommended to Council until the end of April.

The Public Hearing of the Comprehensive Plan was closed at 6:30 p.m.

Commissioner Stotesbery suggested waiting until the next Planning Commission meeting to set the Spring Tour date at the next meeting after more snow has melted.

Meeting adjourned at 6:35 p.m.

Danielle Heaton
Deputy Clerk-Treasurer

April 10, 2014

PLANNING COMMISSION AGENDA

Monday, April 28, 2014 12:00 p.m. Council Chambers, 315 N. Broadway

1. Call to Order

2. Agenda Additions or Deletions
3. Approval of Minutes – 3-5-14 PC Minutes and 4-3-14 PC Minutes
4. Public Hearing on Florencio Barragan Application for Special Use Permit
5. Barragan Special Use Permit Consideration
6. Comprehensive Plan Recommendation to Council

The Planning Commission of Pelican Rapids conducted a public hearing at 12:15 p.m., on Monday, 04-28-14, in Council Chambers, City Hall. Commissioner Jamie Stromberg was present. Chairman Judy Marko and Commissioners John Gorton, Richard Peterson, Phil Stotesbery and John Waller, III were absent. Administrator Don Solga, Deputy Clerk-Treasurer Danielle Heaton, Florencio Barragan and Deysi Moreno were also in attendance.

The purpose of the hearing is to consider the application of Florencio Barragan for a special use permit to allow the expansion of a residential use in a commercial zone at 1212 S Broadway. The hearing was opened at 12:15 p.m.

Administrator Solga asked Mr. Barragan if the house was completed and if anyone was currently living there. Mr. Barragan stated that it was finished and his son is currently living there.

Administrator Solga asked about the water and septic systems. The property has private water and sewer. Mr. Barragan said the well is new and each house has a separate service line. He stated that the septic system is concrete and he believed it did not need to be replaced and the houses have separate service lines for sewer also. Administrator Solga said that Mr. Barragan would need to show proof that the septic system is large enough to accommodate two households.

Administrator Solga explained the history of the property and the Special Use Permitting process as well as the requirements that must be met in order to justify such a permit.

Administrator Solga stated that he recommends that there be documentation from the county stating the property has a legal septic system servicing the two dwellings. This should be a requirement in obtaining an approved Special Use Permit.

Administrator Solga discussed that if the second house was sold, there would have to be a lot split and a second approach would have to be added.

The Public Hearing on Florencio Barragan's Application for Special Use Permit was closed at 12:31p.m.

Administrator Solga explained that because there was no quorum of planning commissioners at this hearing, the next step is for the planning commission to meet with a quorum of members to consider a recommendation to approve or deny a Special Use Permit to the city council. That meeting is tentatively scheduled for May 7, 2014 at 12:00 p.m.

Danielle Heaton
Deputy Clerk-Treasurer

April 29, 2014

PLANNING COMMISSION AGENDA

Monday, May 7, 2014

12:00 p.m.

Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 3-5-14 PC Minutes, 4-3-14 PC Minutes, and 4-28-14 PC Minutes
4. Consider Recommendation Regarding Barragan Special Use Permit Request
5. Comprehensive Plan Recommendation to Council
6. Public Nuisance Report by Clerk Treasurer Glenys Ehlert
 - 2013- 10 Active of 90
 - 2014- 21 Active of 21
7. Set Spring Tour Date

**CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES
05-07-14**

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 05-07-14, in Council Chambers, City Hall. Commissioners John Waller, III, Richard Peterson, John Gorton, Phil Stotesbery and Jamie Stromberg were present. Commissioner and Chairman Judy Marko was absent. Administrator Don Solga and Secretary Glenys Ehlert were also present.

Meeting called to order at 12:00 p.m. by Acting Chairman Waller.

There were no additions or deletions to the agenda. Motion by Stotesbery, seconded by Peterson to approve agenda as presented. Motion carried.

Motion by Peterson, seconded by Gorton to approve minutes of 03-05-14, 04-03-14 and 04-28-14 as presented. Motion carried.

Administrator Don Solga reviewed Florencio Barragon's application for a Special Use Permit (SUP).

Public Notice was published and mailed to adjoining property owners that the City of Pelican Rapids Planning Commission will conduct a hearing on 04-28-14, at 12:15 p.m., in Council Chambers, City Hall, 315 North Broadway, Pelican Rapids, MN 56572.

The purpose of the hearing is to consider the application of Florencio Barragan for a special use permit to allow the expansion of a residential use in a commercial zone at 1212 S. Broadway, Parcel No. 760003402450003. The location of the property is described as follows: PT N ½ NW ¼ COM NE COR of the City of Pelican Rapids.

Planning Commissioners considered the following possible adverse effects of the proposed SUP: WHEREAS, that the special use will be harmonious and appropriate in the area; WHEREAS, that the special use will not be injurious to the existing uses in the area; WHEREAS, that the establishment of the special use will be consistent with the objectives of the comprehensive plan; WHEREAS, that adequate utilities, access roads, drainage and/or other necessary facilities have been, or can be provided; and WHEREAS, that adequate measures have been, or will be taken to prevent or control offensive odor, light, fumes, dust, noise, vibrations and other emissions so that none of these will constitute a nuisance to existing uses in the area. An additional recommended requirement is that the property contemplated above must have documentation from the county stating the property has a legal septic system servicing the two dwellings or proof of a new septic system having been installed that meets the requirements for two dwellings. Motion by Peterson, seconded by Stromberg to recommend approval of the SUP to City Council. Motion carried.

Administrator Don Solga reviewed the 2014 Comprehensive Plan Update. Motion by Stromberg, seconded by Stotesbery to recommend approval of the 2014 Comprehensive Plan Update to the City Council. Motion carried.

Clerk-Treasurer Glenys Ehlert presented the 2013 Public Nuisance List with nine properties still going through the court process after citation issued by a police officer. Clerk-Treasurer Ehlert said these remaining nine violations represent about 10% non-compliance. More than 90 violators were identified in 2013.

To date in 2014, twenty violators have received notices regarding the existence of a public nuisance on their property. Clerk-Treasurer Ehlert, City Prosecuting Attorney Jeff Skonseng and City Attorney Greg Larson discussed an additional relief to the City available through Council action to notify the property owner and hold a hearing on ordering abatement of the nuisance and certifying the cost of abatement to the property owner for collection with the property taxes.

Discussing the Public Nuisance violations presently going through the court system, Administrator Don Solga said, "We've been working on this for 10 plus years. If we don't get satisfaction from courts, then we need to pursue the process for City to abate nuisance and assess costs to property owner." Commissioner Gorton said, "We do need some other process besides court."

Commissioner Waller asked about dilapidated buildings. Administrator Solga said, "We've made some headway."

Spring Tour set for Thursday, 05-15-14, City Hall, 5:00 p.m. Commissioner Stromberg will get FD Tahoe for the tour. Administrator Don Solga, a police officer and all commissioners present will participate in the Spring Tour.

Motion by Stromberg, seconded by Stotesbery to adjourn the meeting at 12:45 p.m. Motion carried.

Glenys Ehlert, CMC
Secretary to the Planning Commission

June 3, 2014

PLANNING COMMISSION AGENDA

Wednesday, June 4, 2014

12:00 p.m.

Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions

3. Approval of Minutes – 5-7-14 PC Minutes
4. Hazardous Building Resolution for 704 1st St NE

**CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES
06-04-14**

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 06-04-14, in Council Chambers, City Hall. Commissioners Richard Peterson, John Waller, III, John Gorton and Phil Stotesbery were present. Commissioner and Chairman Judy Marko and Commissioner Jamie Stromberg were absent. Secretary Glenys Ehlert and Accounting Clerk Danielle Heaton were also present.

Meeting called to order at 12:00 p.m. by Acting Chairman Waller.

There were no additions or deletions to the agenda. Motion by Gorton, seconded by Stotesbery to approve agenda as presented. Motion carried.

Motion by Gorton, seconded by Stotesbery to approve minutes of 05-07-14 as presented. Motion carried.

Clerk Danielle Heaton presented pictures of the dilapidated condition of the shop/storage building at 704 1st Street NE, parcel number 76000990602000, owned by Roger and LouAnn Schleske. Clerk-Treasurer Glenys Ehlert reviewed the Building Official's report that the shop/storage building at this location is in hazardous condition. The roof has collapsed completely and the bearing walls have pushed out causing the roof to lie on the main level concrete floor. The recommendation to the Planning Commission and Council is that all structure above the block foundation should be removed. After removal of the building, the block foundation shall be assessed by the Building Official.

Motion by Peterson, seconded by Gorton to declare the shop/storage building a hazardous building and recommend removal of all structure above the block foundation based on the Building Official's recommendation. Motion carried.

Commissioners discussed the Spring Tour. They identified two additional properties for inspection by the Building Official as follows: 114 10th Ave. SW with a dilapidated shed and 301 5th Ave. NE with a dilapidated garage with caved in roof.

Motion by Peterson, seconded by Stotesbery to adjourn the meeting at 12:30 p.m. Motion carried.

Glenys Ehlert, CMC
Secretary to the Planning Commission

July 30, 2014

REVISED PLANNING COMMISSION AGENDA

Wednesday, August 6, 2014

12:00 p.m.

Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 6-4-14 PC Minutes
4. Industrial Park Lot Sale
5. Lot Split Consideration
6. Storage Facilities in Commercial Zone

**CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES
08-06-2014**

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 08-06-14, in Council Chambers, City Hall. Commissioners Richard Peterson, John Waller, III, John Gorton, Jamie Stromberg and Phil Stotesbery were present. Chairman Judy Marko was absent. City Administrator Don Solga, Secretary Danielle Heaton, City Attorney Greg Larson, Steve Strand and Pete Hart were also present.

Meeting called to order at 12:00 p.m. by Acting Chairman Waller.

Motion by Stromberg, seconded by Gorton to delete No. 6 Storage Facilities in Commercial Zone from the agenda. Motion carried.

Motion by Peterson, seconded by Gorton to approve minutes of 06-04-14 as presented. Motion carried.

Administrator Don Solga discussed the possible transfer of an Industrial Park lot. Steve Strand of Assembly Engineering Inc. is asking the City to quitclaim parcel no. 76000990864000 to Assembly Engineering for the construction of a 4,000 square foot building. He would like to start construction in mid-September. He is planning to add at least five full time positions in the next five years. Strand estimated the cost of approximately \$8,000.00 to make the parcel buildable. Strand requested a few changes to the agreement before signing. City Attorney Greg Larson will make the changes before the next Council meeting. Motion by Stromberg, seconded by Peterson to recommend to Council the quitclaim of Parcel No. 76000990864000 to Steve Strand of Assembly Engineering, Inc. Motion carried.

Pete Hart addressed the Planning Commission about a lot split. He would like to split off three lots which will become back lots for three adjacent neighbors. There was discussion on possible uses for the lots and whether they would be buildable. Motion by Stromberg, seconded by Peterson to recommend allowing lot split as long as boundaries are established according to city rules and regulations. Motion carried.

Motion by Stromberg, seconded by Peterson to adjourn the meeting at 12:34 p.m. Motion carried.



Danielle Heaton
Secretary to the Planning Commission

August 26, 2014

REVISED PLANNING COMMISSION AGENDA

Wednesday, September 10, 2014 12:00 p.m. Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 8-6-14 PC Minutes
4. Public Hearing for Jovanny & Arianna Zavala Conditional Use Permit at 12:15 p.m.
5. Zavala Conditional Use Permit Consideration
6. Storage Facilities in Commercial Zone

**CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES
09-10-2014**

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 09-10-14, in Council Chambers, City Hall. Commissioners Richard Peterson, John Waller III, John Gorton, Jamie Stromberg were present. Chairman Judy Marko and Commissioner Phil Stotesbery were absent. City Administrator Don Solga, Secretary Danielle Heaton, City Attorney Greg Larson, and Arianna and Jovany Zavala were also present.

Meeting called to order at 12:00 p.m. by Acting Chairman Waller.

There were no additions or deletions to the agenda. Motion by Gorton, seconded by Stromberg to accept the agenda as presented. Motion carried.

Motion by Gorton, seconded by Stromberg to approve minutes of 08-06-14 as presented. Motion carried.

Acting Chairman Waller called the Public Hearing for Jovanny & Arianna Zavala's Special Use Permit to order.

Administrator Don Solga discussed the Special Use application. Arianna and Jovanny of 111 Midway were present to answer questions and explain the proposed project. Commissioners discussed how the property has remained empty and unused for a few years, and they felt it better to allow residential use than to set empty, and there are other residential properties abutting this property. As Commissioners considered Zavala's request for a Special Use Permit to allow residential use in a commercial zone, they considered whether proposed expansion will be harmonious and appropriate in the area; will not be injurious to the existing uses in the area; that the establishment of the special use will be consistent with the objectives of the comprehensive plan; that adequate utilities, access roads, drainage and other necessary facilities have been or can be provided; and that adequate measures have been, or will be taken, to prevent or control offensive odor, light, fumes, dust, noise, vibrations and other emissions so that none of these will constitute a nuisance to existing uses in the area. Motion by Stromberg, seconded by Gorton to close the public hearing

Motion by Stromberg, seconded by Gorton to approve **RESOLUTION FOR RECOMMENDATION OF APPROVAL OF A SPECIAL USE PERMIT** as presented. Motion carried and resolution declared duly adopted.

Administrator Solga discussed the use of storage facilities in a commercial zone. City Attorney Greg Larson presented options for the commissioners to discuss. If there are currently storage facilities in a commercial zone, they need to apply for a special use permit. Motion by Stromberg, seconded by Gorton, to recommend to Council the following addition to City code: 'Commercial storage facilities may be allowed, but shall be permitted only as a special use after compliance with the property special use permit procedures contemplated in the Pelican Rapids City Code', and to have current property owners with storage in a commercial zone apply for Special Use Permit but waive the fee and hearing. Motion carried.

Motion by Stromberg, seconded by Peterson to adjourn the meeting at 12:56 p.m. Motion carried.

Danielle Heaton

Danielle Heaton
Secretary to the Planning Commission

October 16, 2014

PLANNING COMMISSION AGENDA

Wednesday, October 22, 2014 12:00 p.m. Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 9-10-14 PC Minutes
4. Noise Ordinance -- R. Molina
5. Commercial Storage

October 16, 2014

PLANNING COMMISSION AGENDA

**Wednesday, October 22, 2014 12:00 p.m. Council Chambers, 315 N.
Broadway**

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 9-10-14 PC Minutes
4. Noise Ordinance -- R. Molina
5. Commercial Storage

CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES 10-22-2014

The Planning Commission of Pelican Rapids met at 12:00 p.m., on Wednesday, 10-22-14, in Council Chambers, City Hall. Chairman Judy Marko, Commissioners Richard Peterson, John Waller III, John Gorton, Jamie Stromberg and Phil Stotesbery were present. City Administrator Don Solga, Secretary Danielle Heaton, City Attorney Greg Larson, and Renato Molina were also present.

Meeting called to order at 12:00 p.m. by Chairman Judy Marko.

There were no additions or deletions to the agenda. Motion by Marko, seconded by Gorton to accept the agenda as presented. Motion carried.

Motion by Waller, seconded by Peterson to approve minutes of 09-10-14 as presented. Motion carried.

Renato Molina wanted to discuss a change to the Noise Ordinance. He gave a brief background of his business. He would like to see a decibel level added to the Noise Ordinance. He has monitored the decibel levels of his events. There have been some issues in the past with neighboring properties and he feels a decibel level would help alleviate the issues.

Administrator Solga clarified some points that were made. He also stated that low noises can be irritating after a period of time no matter what the decibel levels are. Administrator Solga recommended that Mr. Molina and the surrounding property owners work it out on their own instead of making ordinance changes. After much discussion, the Commissioners agreed that they would like to see the property owners, with a police officer mediating, find an acceptable level. Motion by Peterson, seconded by Stotesbery to make no change to the Noise Ordinance. Motion carried.

City Attorney Greg Larson had made changes to the Storage in a Commercial Area at the direction of the Planning Commission. Council didn't feel that the ordinance was clear enough. They would like the area to be more defined. The Commissioner's agreed that they do not want storage in the commercial area. They discussed the possible area as Highway 108 and 59 corridors. City Attorney Larson and Administrator Solga will work on defining storage types, and then work on defining the areas.

Motion by Stromberg, seconded by Gorton to adjourn the meeting at 1:34p.m. Motion carried.

Danielle Heaton

Danielle Heaton
Secretary to the Planning Commission