



NORTH BRANCH —Minnesota—

Ka Bao Jennrich
Chair

Steve Cich
Commissioner

Jim Ibinger
Commissioner

Patrick Meacham
Commissioner

Gary Schaefer
Commissioner

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, JUNE 4, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

REGULAR MEETING

Tuesday, June 4, 2024

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
 - a. Approve Agenda ACTION
5. CONSENT AGENDA
 - a. Approve Meeting Minutes - April 2, 2024 - Planning Commission Meeting ACTION

Motion by Cich to recommend approval of the April 2, 2024 minutes. Seconded by Ibinger. All voted AYE. Motion carried.
6. OPEN FORUM
7. PUBLIC HEARINGS
 - a. Public Hearing to Consider a Request to Amend City Code Regarding the Placement of ACTION Accessory Structures on Properties Zoned RR - Rural Residential

Zierner provided an overview of the proposed amendment to the zoning ordinance relating to the placement of accessory structures on rural residential properties less than 5 acres. He noted that the proposed amendment would allow for additions to existing accessory structures to expand into the front yard on properties less than 5 acres. He added that the expansion would only apply to expansion of

existing structures and not apply to new structures.

Cich expressed that he did not want to have new accessory structures in the front yard on smaller lots. Ziemer noted the minimum lot size for a rural residential property is 1 acre and the building setbacks for the zoning district would still apply.

Schaefer summarized that the code modification would only apply to additions to existing structures and not new. He added that code has maximum square footage allowances based on the lot size.

Meachem inquired what the size or limits of the block would be. He also inquired if there would be a maximum allowance for expansion. He also inquired as to how lots with wetlands or other features may impact this. Ziemer noted that the commission could provide parameters on adjacent property distance and all new lots have minimum buildability requirements.

The commission discussed the minimum lot size and adjacent property comparisons that a change should apply to.

Schaefer opened the public hearing at 7:14pm. There was no public comment. Schaefer closed the public hearing at 7:14pm.

Motion by Meachem to recommend approval to amend the ordinance for the expansion of accessory structures on lots less than 5 acres zoned rural residential or agricultural or lots 40 acres zoned R1 or additions where the front of the accessory structure is not in front of the adjacent property. Seconded by Ibiinger. All voted AYE. Motion carried.

b. Public Hearing to Consider a Request to Amend City Code Regarding the Location of Fences on Corner Properties ACTION

Ziemer provided an overview of Evan Rosemore's request to amend the ordinance to allow a 6' fence on corner lots where the adjacent corner lot property does not utilize the adjacent corner as its front yard.

Ziemer clarified that a 4' fence could be located 2 feet back from the property line and a 6 foot fence is currently required to be at the zoning districts building setback citing R1 as 30 feet.

Schaefer opened the public hearing at 7:29pm.

Evan Rosemore expressed that they were looking to amend the ordinance to allow for maximum use of yards.

Schaefer closed the public hearing at 7:31pm.

Schaefer supported the proposed amendment but expressed concern with the fence continuing at that height into the front yard.

Miles expressed clarification for how front yards are defined, citing if the driveway is one street and the front door is on another. Ziemer clarified that the front yard would be the address or front of the house

side.

Motion by Meachem to recommend approval of the proposed ordinance to amend the city code regulating the placement of fences on corner side yards and clarification on the code for placement of the fence in the front yards. Seconded by Ibinger. All vote AYE. Motion carried.

8. GENERAL BUSINESS

Ziemer encouraged the commission to attend the Central Business District community conversation meeting on June 5, 2024. He noted that a report would be brought back to the City Council on June 17 and then a final report would be created and brought forward.

9. NEXT MEETING - TUESDAY, JULY 9, 2024 @ 6:30 PM

Motion by Schaefer for adjournment. Seconded by Cich. All voted AYE. Meeting adjourned.

10. ADJOURNMENT