

CITY OF HARRIS

PLANNING COMMISSION MINUTES

December 6, 2021

- I. **Call to Order:** The Planning Commission meeting was called to order at 7:03 pm by Commissioner Lying Peterson.
- II. **Pledge of Allegiance:** All present participated in the pledge of allegiance.
- III. **Roll Call:** City Clerk Shannon Geier conducted roll call. Present were Chairman Rossini (on conference call), Commissioner Siedow, Commissioner Williams, and Commissioner Peterson. Absent: Commissioner Olson. A quorum was present.
- IV. **Consent Agenda:** Motion by Siedow, second by Williams, to approve the November 1, 2021, Regular Meeting Minutes. All in favor, motion carried.
- V. **Public Comment:** None.
- VI. **Regular Agenda:**
 - **City Property off 438th:** Claire Michelson with MSA was present to discuss three options for moving forward on splitting City property located off 438th.
 - Option one is adjusting the wording of the Metes and Bounds Ordinance to show a minimum size of original parcel to be ten acres in R2 and no minimum lot size in other zones, for a maximum of two lots allowed.
 - Option two is an exception, if a use is not permitted by right, the use may be permitted by special exception. A special exception is a use that is permitted provided that certain conditions are met, and, upon application, the use is authorized by either the zoning administrator or City Council.
 - The third option is creation of a new ordinance for administrative lot splits.

The option that Claire suggested was option one. After discussion of each option in detail the Planning Commission agreed that option one was the best fit. Motion by Siedow, second by Williams, to recommend to the City Council that the Metes and Bounds Ordinance be amended as per option one. All in favor, motion carried.

- **Relocated Structure:** An application was received to move in a house and garage at 43675 Evergreen Ave. The Harris Ordinance for Relocated Structures require the Planning Commission to report to the Council whether the structures will be compatible with other development in the area. The applicant provided photographs of the structures and the County had done an inspection to make sure it was up to code. The Commission reviewed photos of the structures, and aerials of the lot on which the structures are to be located, and adjacent lots and structures. Motion by Rossini, second by Siedow, to report to the Council that the structures are acceptable and recommend approval of the application. All in favor, motion carried.
- **Chisago County – Accessory Structures and Uses:** Tabled.
- **Signage Policy:** The Planning Commission conducted a final review of the Signage Policy and determined it was complete. Motion by Rossini, second by Siedow, to pass it on to the City Council. All in favor, motion carried. The Commission thanked Commissioner Peterson for his advice and all the work he put into preparing the Policy.
- **Planning Commission Terms of office:** Siedow said he will continue for three more years. Peterson said he would stay until a replacement is found for his position. Before this meeting began, Kathy Olson declared she will not be a Commissioner, turned in her key, and left.

VII. **Old Business:** Mayor Carlson reported that the DEED Survey done in Harris last month required a result of 51% Low to Median Income (LMI). The Survey showed a 60.4% LMI. Chairman Rossini thanked all the people who helped with the Survey.

VIII. **Commissioner Reports:** None.

IX. **Adjourn:** Motion by Williams to adjourn, Siedow second the motion. All in favor, motion carried. There being no further business, Peterson adjourned the meeting at 8:06 pm.

Shannon Geier, City Clerk

John Rossini
Planning Commission Chair

Date approved