

CITY OF GEM LAKE, MN
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Gem Lake Planning Commission Meeting Minutes
5 August, 2014

The regular meeting of the Planning Commission of Gem Lake was called to order by Chairperson Benjamin Johnson on Tuesday, August 5, 2014 at 7:08 p.m. at the Gem Lake City Hall conference room.

The following members were present: Chairperson Ben Johnson, and Planning Commissioners Arthur Pratt, Derek Wippich and Beth Herzog. Commissioner Dan Marier was not in attendance.

Planning Commission August Agenda: Chairperson Johnson asked for any changes, deletions, or added agenda items. None was given and upon motion by Commissioner Wippich and seconded by Commissioner Pratt; the August 5, 2014 agenda was approved. Ayes – 4, Nays – 0.

Planning Commission July Minutes: The June Planning Commission minutes were reviewed. Upon motion by Commissioner Wippich and seconded by Chairperson Johnson, the July Planning Commission minutes were approved. Ayes – 4, Nays – 0.

OLD BUSINESS

None

PUBLIC HEARING

Opened – 7:12 p.m., Closed – 7:17 p.m.

1. High Tech Auto Services – Conditional Use Permit Request
3599 Hoffman Road
Gem Lake, MN 55110

No public present during the Public Hearing portion of the PC Meeting. Following the close of the Public Hearing, Commissioners then discussed the Conditional Use Permit request for High Tech Auto Services. Under §17.5 of the City of Gem Lake Zoning Ordinance (#43k) and with direction from a Staff Report provided by White Bear Township Town Planner Tom Riedesel, the Commissioners reviewed the recommended conditions and discussed additions.

Provided Section 9.6.5 of Ordinance #107 is modified to eliminate “automotive repair & service” as an expressly ‘Permitted Use,’ and would only allow businesses doing this type of work to operate under the control of a Conditional Use Permit, the following Conditions were discussed and approved:

1. The permit is issued for 12 months.

2. There must be no complaints for 12 months.
3. Installation of auto accessories and minor repair is permitted.
4. There will be no new or used tires displayed outside.
5. Business hours shall not be conducted between 10:00 p.m. and 6:00a.m.
6. All State, Federal and local laws shall be complied with.
7. Traffic shall enter/exit from Hoffman Road.
8. Trash containers shall be placed in a screened enclosure.
9. Two bays shall be open per one employee.
10. There shall be a minimum of 5 parking spaces for this business.
11. Conditions are not transferrable.
12. Vehicles awaiting report shall not be stored outside for more than 5 days.

A recommendation that the Gem Lake City Council approve a Conditional Use Permit for High Tech Auto Services was passed: Ayes – 3, Nays – 0, Abstain – 1 (Commissioner Wippich has personal business with High Tech at this time)

Members of the High Tech Auto Services ownership & management team made a late appearance and were available to discuss these conditions and observe the Planning Commission’s dialogue regarding the Conditional Use Permit for the business. They had some questions, but seemed comfortable with the process and were made aware that the final approval decision would be made by the City Council.

NEW BUSINESS

None

OPEN ITEMS

None

FUTURE MEETINGS:

Planning Commission Meeting: October 7, 2014 at 7:00 p.m.

ADJOURN:

Upon motion by Commissioner Pratt, and seconded by Commissioner Wippich the August 5, 2014 regular meeting of the Planning Commission was adjourned at 7:30 p.m. Ayes – 4, Nays – 0.

APPROVED:

ATTEST:

Benjamin Johnson
Chairperson

ATTEST:

Art Pratt
Commissioner

Sign In Sheet:

Angie (Last name illegible)

Alejandro Ruiz

Joseph Corado