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Gem Lake Planning Commission Meeting
1 July, 2014

The regular meeting of the Planning Commission of Gem Lake was called to order by Chairperson Benjamin Johnson on Tuesday, July 1, 2014 at 7:14 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 July 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 July 1, 2014 agenda was approved. Ayes – 4, Nays – 0.

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

OLD BUSINESS

Amendments to Ordinance 107 (Gateway District Development Code) Chairperson Johnson reported that the City Council's removal of the following specific language in Section 9.6.5(A) "Commercial," from a list of General Terms and Permitted Uses; "...automotive repair and service (including gas stations)..." was due to the city's desire to avoid groundwater and other site contamination as had previously occurred with similar business operations in the Gateway Zoning District. He further noted that removing an item from the "Permitted Uses" list did not prevent a land user or owner from engaging in those business activities. It simply required the user to apply for a Conditional Use Permit in order to engage in activities not included in the "Permitted Uses" list.

Commissioner Wippich motioned to recommend that the Gem Lake City Council approve the amendments to Ordinance 107 (Gateway District Development Code) Sections 9.6.2, 9.6.5, 9.6.5(A) "Commercial" and 9.6.5(B) and Chairperson Johnson seconded the motion. Ayes – 3, Nays – 1.

PUBLIC HEARING

None

NEW BUSINESS

None

OPEN ITEMS

High Tech Auto Services made an appearance and the Planning Commission was able to speak with them about the business licensure and conditional use permitting process and their experiences. Planning Commission informed them that they needed to get on the July City Council meeting agenda if they wanted to see about getting an extension to operate while their CUP application is being reviewed. Chairperson Johnson informed them that the Commission be happy to include them on the August Planning Commission meeting agenda to look at their conditional use permit application, provided:

- Commission received all of the correct (and timely-filed) applications and associated supporting documents, and (as necessary),
- If the Gem Lake City Council granted them an extension to operate pending the processing of their applications.

Former Gem Lake Mayor, Paul Emeott was present and was able to give us some background on the automotive repair and service/gas station issue with regards to the Gateway District. He also provided us with some information (an overview of his experiences) about various items: zoning ordinances, comp plan, etc., that need to be working in concert so as to effectively guide and encourage development.

FUTURE MEETINGS:

Planning Commission Meeting: August 5, 2014 at 7:00 p.m.

ADJOURN:

Upon motion by Chairperson Johnson, and seconded by Commissioner Wippich the July 1, 2014 regular meeting of the Planning Commission was adjourned at 7:36 p.m. Ayes – 4, Nays – 0.

APPROVED:

ATTEST:

ATTEST:

Benjamin Johnson
Chairperson

Art Pratt
Commissioner

Sign In Sheet:

Paul Emeott

Alyandro Ruiz (& representatives of High Tech Auto Services)