

**City of Gem Lake  
Planning Commission Meeting – July 6, 2021  
Meeting Minutes**

Planning Commissioner Chairman Don Cummings called the meeting to order at 7:02 p.m. Commission Members Joshua Patrick and Art Pratt were present, Commission Members Derrick Wippich and Stephanie Farrell were not able to attend. Also present: Planning and Zoning Tom Riedesel, City Attorney Patrick Kelly, Acting City Clerk Melissa Lawrence and Resident Paul Emeott.

**Minutes**

A motion was made by Commission Member Patrick, seconded by Commission Member Pratt to approve the June 1, 2021, Planning Commission Minutes. Voice vote taken, all in favor, motion passes, minutes are approved.

**Public Hearings**

Commissioner Chairman Cummings informed those in attendance that one public hearing would be held, and that the public would have a chance to provide input on the subject. Commissioner Chairman Cummings pointed out that the topic had been properly noticed in the White Bear Press.

- **Amendment to the Gem Lake Consolidated Land Use Ordinance No. 131, modify language to clarify agricultural uses in residential districts**

Commissioner Chairman Cummings discussed the proposed changes to 5.1, 5.3, and 7.3 of the Consolidated Land Use Ordinance No. 131. In order to clarify the City’s intent regarding truck gardening and other commercial horticultural uses. The uses would be made conditional uses in all Residential Zones. The existing Garden Overlay District can be invoked on lots over 10 acres or conditions can be established for those on smaller lots. Commission Members discussed moving Section 5.1 Permitted Uses 5.1.2 to Section 5.3 Conditional & Interim Uses 5.3.8.

The City Council wishes to limit truck gardening and other commercial horticultural uses to lots where the garden fence setbacks can be reasonably met. Commission Members discussed changing Section 7.3 Conditional and Interim Uses 7.3.1 C, from “The harboring and housing of agricultural animals on lots greater than one (1.0) acre.” To 7.3.1 C, “**Truck gardening and other commercial horticultural uses and/or** the harboring and housing of agricultural animals on lots greater than one (1.0) acre.”

Commissioner Chairman Cummings introduced a motion to open the public hearing at 7:05 p.m. on the Consolidated Land Use Ordinance No. 131, seconded by Commission Member Patrick. Voice vote taken, all in favor, motion passes, the public hearing is opened at 7:05 p.m.

Resident Mr. Paul Emeott stated that he thinks the Commission should look at the districts regarding the required amount of open space that should be available per zone. A small lot such as Resident Mr. Meysembourg’s, is a small lot with a driveway, house, garage and 40% is supposed to be considered open space, and that fences depending on where they are located could take up that space. Commission Member Pratt inquired if his concern was over the definition of open space and Mr. Emeott answered yes.

City Attorney Patrick Kelly stated that cities have been having problems with the definition of open space and have been changing it to green space for this reason. Commission Member Pratt stated his opinion on what he defined open space as and that it was public space that everyone can use. Mr. Kelly agreed with that definition. Commission Member Patrick shared that the LandScope America website gives examples of what is considered open space.

The Planning Commission will look at making amendments to the language regarding “open space” at the August Planning Commission Meeting. A public hearing would need to be held to make any proposed changes to the Consolidated Land Use Ordinance regarding “open space”.

Commission Member Pratt introduced a motion to close the public hearing at 7:38 p.m. on the Consolidated Land Use Ordinance No. 131, seconded by Commission Member Patrick. Voice vote taken, all in favor, motion passes, the public hearing is closed at 7:38 p.m.

### **New Business**

The Planning Commission decided that at future meetings they would look at

- Updates on potential modifications to Home Occupations rules (September)
- Updates of Permitted Uses in the Gateway District (Fall)
- Updates on the current state of the Comprehensive Plan (Year-end?)

### **Open items from Commissioners or Council representatives**

None

### **Future Meetings**

Workshop, Monday July 12, 2021 canceled, City Council, Tuesday July 20, 2021, Planning Commission Tuesday August 3, 2021.

### **Adjournment**

Being there no further business following a motion from Commission Chairman Cummings, seconded by Commission Member Patrick, the meeting adjourned at 7:55 p.m.

*Respectfully submitted, Melissa Lawrence*