

**City of Gem Lake  
Planning Commission Meeting – August 3, 2021  
Meeting Minutes**

Planning Commissioner Chairman Don Cummings called the meeting to order at 7:00 p.m. Commission Members Stephanie Farrell, Joshua Patrick, Art Pratt and Derek Wippich were present. Also present: City Attorney Patrick Kelly, Acting City Clerk Melissa Lawrence and Residents Paul Emeott and Isaac Nelson.

**Minutes**

A motion was made by Commission Member Pratt, seconded by Commission Member Patrick to approve the July 6, 2021, Planning Commission Meeting Minutes. Voice vote taken, all in favor, motion passes, minutes are approved.

**Public Hearings**

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

- **Amendment to the Gem Lake Consolidated Land Use Ordinance No. 131, Section 8.3 to clarify agricultural uses in residential districts**

Commissioner Chairman Cummings discussed the proposed changes to Section 8.3 of the Consolidated Land Use Ordinance No. 131. In further support of the recent changes to 5.1, 5.3, and 7.3 and to clarify the City’s intent regarding truck gardening and other commercial horticultural uses. Commission Members discussed changing Section 8.3 Conditional & Interim Uses 8.3.1 D, from “The harboring and housing of agricultural animals on lots greater than one (1.0) acre.” to 8.3.1 D, “**Truck gardening and other commercial horticultural uses and/or** the harboring and housing of agricultural animals on lots greater than one (1.0) acre.”

Commission Member Pratt introduced a motion to open the public hearing at 7:04 p.m. on the Consolidated Land Use Ordinance No. 131, seconded by Commission Member Farrell. Voice vote taken, all in favor, motion passes, the public hearing is opened at 7:04 p.m.

The public had no comments on the public hearing. Commission Member Wippich introduced a motion to close 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 closed at 7:05 p.m.

- **Conditional Use Permit at 5 Hillary Farm Lane to permit the construction of an accessory building**

Commissioner Chairman Cummings discussed the Conditional Use Permit submitted by Greg Smith at 5 Hillary Farm Lane. Applicant Mr. Smith was unable to attend the meeting and submitted a list of reasons for the Planning Commission to review for his CUP request. Per Mr. Smith’s conversation with former Planning & Zoning Administrator Tom Riedesel, he was informed that the outbuilding request would require a CUP due to the fact that it will technically register as a second outbuilding on the property. In 2012 Mr. Smith and his wife purchased the adjacent vacant lot #10 and combined the properties making it a 9.5 acre lot between the two. The purpose of the outbuilding will be for storage of property maintenance equipment (tractor and implements), as well as for gardening equipment for an adjacent vegetable garden. Lot #10 was intended to have a single family home with an attached garage, by comparison, if permitted, the outbuilding will have a footprint of 24’ x 36’ with a conforming 15’ ridge height on the 3+ acre lot.

Commission Member Patrick introduced a motion to open the public hearing at 7:07 p.m. on the Conditional Use Permit, seconded by Commission Member Pratt. Voice vote taken, all in favor, motion passes, the public hearing is opened at 7:07 p.m.

The public had no comments on the public hearing. Commission Member Wippich was concerned if the lot showed that it was combined and a whole or if they are listed as separate where a house could still be built on the land. Commission Member Patrick confirmed after looking at the Ramsey County site that the parcels are combined and not separate. The Planning Committee feels that it meets the standards and it is beneficial that the Hillary Farm HOA has given preliminary approval contingent on City approval.

Commission Member Wippich introduced a motion to close the public hearing at 7:08 p.m. on the Conditional Use Permit, seconded by Commission Member Pratt. Voice vote taken, all in favor, motion passes, the public hearing is closed at 7:07 p.m.

Commission Member Wippich introduced a motion to forward the CUP to City Council for consideration with the preliminary approval from the Hillary Farm Lane HOA, seconded by Commission Member Pratt. Voice vote taken, all in favor, motion passes, the CUP will be sent for consideration at the August 17, 2021 City Council Meeting.

### **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 August 9, 2021 canceled, City Council, Tuesday August 17, 2021, Planning Commission Tuesday September 7, 2021.

### **Adjournment**

Being there no further business following a motion from Commission Member Wippich, seconded by Commission Member Patrick, the meeting adjourned at 7:43 p.m.

*Respectfully submitted, Melissa Lawrence*