

**City of Gem Lake
Planning Commission Meeting – May 4 2021
Meeting Minutes**

Planning Commissioner Chairman Don Cummings called the virtual meeting to order at 7:05 p.m. Commission Member Stephanie Farrell, Joshua Patrick and Art Pratt were present. Derrick Wippich was unable to attend. Also present: Planning and Zoning Tom Riedesel, City Attorney Patrick Kelly, Mayor Gretchen Artig-Swomley, Paul Emeott, Rick Bosak and Daniel Maysembourg.

New Business

▪ **Review of City of Gem Lake Home Occupation Ordinance**

Tom Riedesel reviewed a report on Home Occupation Ordinances from Gem Lake and surrounding cities. He discussed some changes in language that were proposed at the April Planning Commission Meeting. The commission discussed these changes and brought up additional edits that might be incorporated into Gem Lake's ordinance, such as language pertaining to electric usage.

Patrick felt one great way to insure that home businesses did not affect neighbors or residential neighborhoods was to ban all activities that would require a license from the Minnesota Pollution Control Agency (MPCA).

In general, the Planning Commission felt the ordinance was in pretty good shape, and has kept up with the trend towards virtual workplaces, brought on by the pandemic. The group asked Riedesel to prepare specific language that would cover proposed changes so these items could be discussed at the next meeting.

• **Review and Discussion Pertaining to Conditional Use Application from Dan Maysembourg**

Tom Riedesel reviewed the application, which pertained to a request for an 8-foot fence around large garden areas. He pointed out several issues with the project as a whole, as follows:

- The lot in question is .44 acres, rather than the one-acre requirement for this type of commercial farm the homeowner is proposing;
- The fence ordinance in Gem Lake limits fence height to 6 feet, rather than 8;
- The homeowner wishes to plant produce gardens up to the fence line, rather than the 25-foot set back required by the agricultural ordinance and for fenced in garden areas.

The Commission discussed the proposed project at length, including a short presentation from homeowner Maysembourg. Pratt felt the issue of whether this was a permitted use for the property should be dealt with first. Emeott expressed concern about changing set backs for one neighbor, due to the concern that all neighbors in the area would want the same treatment.

Other Open Items from Commissioners or Guests

Cummings reminded those present that city meetings from May 18 on are set to be live and in-person events at Heritage Hall.

Next Meetings/Workshop

Workshop, Monday May 10, 2021, (Virtual Meeting on Gem Lake's Deer Hunting Ordinance) City Council Meeting, May 18 (At Heritage Hall), Planning Commission Meeting, June 1 at Heritage Hall.

Adjournment

Being there no further business, following a motion from Commissioner Patrick, seconded by Commissioner Pratt, the meeting adjourned at 8:45 p.m.

Respectfully submitted, Gretchen Artig-Swomley