

**City of Gem Lake  
Planning Commission Meeting – December 7, 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 and Acting City Clerk Melissa Lawrence.

**Minutes**

A motion was made by Commission Member Pratt, seconded by Commission Member Patrick to approve the November 3, 2021, Planning Commission Meeting Minutes. Voice vote taken, all in favor, motion passes, minutes are approved.

**Public Hearings**

None Scheduled

**New Business**

**Discussion of open issues related to Home Occupation**

The Planning Commission is looking for a way to streamline the definition of home occupation. The Commission reviewed White Bear Lake's and White Bear Townships definition and see that Gem Lake's definition can be more simplified. City Planner, Evan Monson, sent over some recommendations on what can be done to clean up the wording.

The Commission Members reviewed the Home Occupation Ordinances from White Bear Lake, White Bear Township, Shoreview and Maple Grove. Commission Member Wippich suggested that under Purpose and Intent in the Home Occupation Ordinance that the language be cleaned up there as well. Changing "The intent of this Ordinance is to **provide** opportunities..." to "The intent of this Ordinance is to **allow** opportunities...".

It was also suggested by Commission Chair Cummings that language be added to the section not requiring a license or permit to include "or adjacent property" to the end of the sentence.

There were many other recommendations made on changes that will be passed along to the City Planner to look at for the January Planning Commission Meeting.

**Open Items from Commissioners or Council Representatives**

Acting City Clerk brought up a phone inquiry she received earlier in the day regarding Air BNB's. The Planning Commission discussed this briefly and will look into this topic at a later meeting date.

Commission Chair Cummings discussed with the Commissioners changing the dates for the 2022 Planning Commission Meeting dates. Cummings suggested that meetings be moved to the second Tuesday of each month. Commission Member Patrick introduced a motion to move the Planning Commission Meetings to the second Tuesday of each month, seconded by Commission Member Pratt. Voice vote taken, all in favor, motion passes, Planning Commission Meetings will now fall on the second Tuesday of every month.

City Attorney Patrick Kelly brought up the Comp Plan and asked where the Commission was at with it. Commission Member Patrick stated that now that the current one is being finalized it is time to start looking at a new one. City Attorney Patrick Kelly suggested that the Commission look at certain areas and their zoning for future possible development plans.

**Future Meetings**

Workshop, Monday December 13, 2021, canceled, City Council, Tuesday December 21, 2021, Planning Commission, Tuesday January 11, 2022.

**Adjournment**

Being there no further business following a motion from Commission Member Pratt, seconded by Commission Member Wippich, the meeting adjourned at 8:05 p.m.

*Respectfully submitted, Melissa Lawrence*