



PLANNING COMMISSION

CITY OF WELLS, MINNESOTA

Wells Planning Commission Membership:
Carol Aske, Chair; Steve Nowak, Vice-Chair; Crystal Dulas, Larry Majeski,
Commissioners; Ashley Seedorf, Council Representative.

MINUTES

Regular Meeting – 5:00pm

Monday, November 1, 2010

Conference Room, Wells City Hall

125 S. Broadway Wells, MN 56097

I. Call to Order / Roll Call

Chair Aske called the meeting to order at 5:06 pm.

Members present: Chair Aske; Vice-Chair Nowak; Commissioners Majeski.

Members absent: Council Rep. Seedorf, Commissioner Dulas

Staff present: Jeremy Germann, City Administrator. Chris Elvebak, Community Development Director

II. Approval of Agenda

Com. Majeski moved to approve the agenda with the addition of City Administrator report after the approval of minutes. Vice-Chair Nowak seconded the motion and it passed unanimously.

III. Approval of Minutes

Com. Majeski moved to approve the minutes. Vice-Chair Nowak seconded and the motion passed unanimously.

IV. City Administrator Report

Administrator Germann addressed the Commission. He discussed an upcoming United Board Meeting and asked the members to attend. He is also asking the Chair of each city board to briefly deliver a report to the other attendees.

Commissioner Dulas arrived at 5:15pm.

Administrator Germann informed the Commission of how the detachment process worked for former councilor Mike Webber as part of a negotiated settlement between him, the City, and the League of MN Cities Insurance Trust.

The commissioners asked questions related to the process, communication between the board and staff offices, and the lack of involvement of the Planning Commission.

Administrator Germann responded that is a reason why he is addressing the board now. Unfortunately, due to attorney client privilege, involving the planning commission with a negotiated legal settlement was not a legitimate option. However, he will continue to strive to maintain open lines of communication.

Administrator Germann exited the meeting at 5:27 pm.

V. Notices & Communications

- a) United Board Meeting
- b) SHIP Workshop Invitation

The commission briefly discussed the items that were distributed as informational only and required no action. The members also received an update on the State Health Improvement Program from staff.

VI. Old Business

- a) Planning Commission Policy (LMC Model handout)

The Board reviewed a model Planning Commission Policy published by the League of Minnesota Cities. The members discussed some items that needed correction or revision. By consensus the Commission agreed to ask staff revise the draft and return it for formal adoption at their next meeting.

- b) Sidewalks, Paths & Trails Plan (SHIP Grant review and map handouts)

Director Elvebak informed the board of continuing discussions with the county volunteer committee associated with the State Health Improvement Program. As a part of this program, the Planning Commission has been asked to consider a sidewalks and trails plan to assist in facilitating the “complete streets” and “safe routes to school” initiatives.

The commission discussed the goals and practicality of a sidewalks plan. The board discussed pros and cons of such a plan including enforcement, cost, and potential impact on assessment policies. The board also briefly discussed potential trail connections and the possibility of including this in a capital improvements plan.

VII. New Business

a) Referral from City Council: Manufactured homes in R-1 & R-2 Districts

The commissioners received a directive from the City Council on what to do (if anything) with current code language that staff has identified as outdated and/or in need of revision. In staff opinion current code language only regulates manufactured homes in the R-3 District, but remains silent on the other less dense residential districts.

The board discussed multiple options for how to address the Council directive. It was the consensus of the commission to preserve housing choice and yet protect property values and safety standards at the same time.

Vice-Chair Nowak moved to recommend a declaration of moratoria for the purposes of studying current manufactured home standards and industry terms and develop zoning code changes to provide for housing choice while protecting property values. Commissioner Majeski seconded the motion. During discussion the board agreed by consensus that the intent of the motion was to enable the Community Development Director to consult with the City Attorney on the matter. The motion passed unanimously.

VIII. Public Forum

No one came forward to address the board. Commissioner Dulas asked about nuisance complaints and how they are being addressed. Director Elvebak said he has been handling them and is crafting a revised policy for fielding citizen complaints and follow-up for action.

IX. Adjournment

Commissioner Nowak moved to adjourn. Commissioner Majeski seconded the motion and it passed unanimously at 6:12 pm.

Respectfully Submitted,

Christopher Elvebak
Community Development Director