

**CITY OF STARBUCK
PLANNING COMMISSION
REGULAR MEETING ON TUESDAY, MAY 4, 2021
9:00 A.M.**

Chair:	Michelle Knutson	Deputy City Clerk:	Tiffany Boysen
Vice-Chair:	Rich Anderson	Council Liaison:	Gary Swenson
Commissioners:	Bonnie Rasche	City Clerk/Treasurer:	Joan Kerkvliet
	Tom Asmus		
	Brett Bowser		

Minutes – Approved 6/01/2021

- **ORGANIZATIONAL BUSINESS**
 - Call to Order - Roll Call - **Called to Order at 9:05am. Bower - Absent**
 - Approve Agenda - **Motion by Anderson, Second by Asmus. Motion Carried 4-0.**
 - Approve of Minutes from previous meeting:
 - Regular Meeting – April 6, 2021
 - Motion to Approve the Minutes. **Motion by Anderson, Second by Asmus. Motion Carried 4-0.**

- **ANYONE WITH BUSINESS BEFORE THE BOARD**
 - EDA/HRA – Multi-Unit Housing Development – PID #27-0625-002
Jason Murray, Pope County HRA, told the committee he was here for two purposes. The first purpose was to stress how the HRA will work as a partner with the City. Mr. Murray summarized the HRA’s Statement of Public Purpose and the guiding principals of the HRA’s work with the City.
The second purpose was to talk about the proposed TIF plan for development 10 rental duplexes in district 3. He stated the TIF was to drive down upfront costs of the project for the developer. It is an incentive to do the project and helps keep rents lower. The TIF will be administered by the Pope County HRA/EDA. A TIF has been used for similar projects done by Cody Nelson in both the Cyrus and Villard.
Cody Nelson addressed the committee to tell them that all the units in phase 1 construction have been spoken for and he has a waiting list for future units. He has reduced the number of units he plans to build on the parcel from twelve to ten. Mr. Nelson stated that if this project must be zoned as a PUD, he would not be able to go ahead with the project.

- **OLD BUSINESS**
 - Update on the Potential Marina on Public Lands (City Park)
Mayor Swenson updated the committee of the Marina project. He let them know that Minnewaska Marine was awarded the lease at the last council meeting.
 - Update on TH29 Multi-Use Trail
Mayor Swenson let the committee know that Ferguson Brothers had been awarded the quote for multi-use trail.

- **NEW BUSINESS**
 - Variance Request for Multi-Unit Housing – 15’ Side Yard Setback/42.4% Lot Coverage.

- Motion to Approve the 15' side yard setbacks as well as the 42.4% lots coverage. **Motion by Rasche, Second by Anderson. Motion Carried 4-0.**

- Resolution #2021-06 – Recommend setting up a TIF District for the Multiunit Housing Development-PID #27-0625-002.
 - **Motion by Asmus, Second by Anderson. Motion Carried 4-0.**
Motion to approve resolution 2021-06 recommending the Starbuck City Council approve establishing a TIF district 3-1.

- **REPORTS & ANNOUNCEMENTS**
 - Approve Building Permits (ST-21-05 to ST-21-07)
Motion by Rasche, Second by Rasche. Motion Carried 4-0.

- **Next Meeting Date: Tuesday, June 1, 2021**

- **ADJOURNMENT - Motion by Knutson, Second by Anderson. Motion carried 4-0** to adjourn meeting at 10:20am.