

**CITY OF STARBUCK
PLANNING COMMISSION
REGULAR MEETING ON TUESDAY, AUGUST 2, 2022
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 9/06/2022

- **ORGANIZATIONAL BUSINESS**
 - Call to Order - Roll Call – Meeting Called to Order by Chari Knutson at 9:00 AM.
All Members Present.
 - Approve Agenda – Motion to Approve the Agenda with Additions (second item under new business).
 - **Motion by Bowser, Second by Anderson. Motion carried 5-0.**
 - Approve of Minutes from previous meeting:
 - Regular Meeting – July 5th, 2022
 - Motion to Approve the Minutes. **Motion by Bowser, Second by Anderson. Motion carried 5-0.**
- **ANYONE WITH BUSINESS BEFORE THE BOARD**
 - Cody Nelson – CS Nelson Properties Development Update
 - First item under new business
 - Kris Goracke – Subdivision of Lakeshore Property
 - Second item under new business
- **OLD BUSINESS**
 - Discuss Proposal to Purchase City Land – PID # 27-0619-000
 - The City has received the Certificate of Survey prepared by Eldevik Land Surveying, Inc that reflects the proposed 33.29 acre subdivision of City-owned property, # 27-0619-000. Ted Razink, owner of Minnewaska Marina, presented a proposal to purchase this land for boat and dock storage at the October 5th, 2021, Planning Commission Meeting and the October 12th, 2021, City Council Meeting. The City Council decided that the property would need to be surveyed and then appraised at the City’s expense before any further decisions would be made. The City Office will look for an appraiser who would help determine the market value of the subdivision.
- **NEW BUSINESS**
 - Request to Build a Brick Retaining Wall & Fence Installation – PID # 27-0635-002
 - Cody Nelson, the owner of CS Nelson Properties, provided the Commission with a progress update for this duplex development located on Airport Road. Cody would like to install a decorative brick retaining wall 4 to 6 inches from the north boundary line of his property. The retaining wall will be 14 inches in height on the east side and will be taller as it is built west do to the downhill slope of the property. He also plans to construct a 6 foot tall white fiberglass fence 2 feet from his property line per his Conditional Use Permit. Mr. Nelson

also provided a progress status update on his development. There are 8 total occupied units currently, and he plans to start on the foundations for the remaining 6 duplexes (12 units) this fall before the ground freezes. My. Nelson will then start building the remaining duplexes in February 2023 with an estimated total project completion date of August 2023. Mr. Nelson stated that he has received an ample amount of interest in his development and has enough people on his waiting list to fill 60 more units. He would be happy to come back to Starbuck with a second development if ever given the opportunity. The Planning Commission thanked Mr. Nelson for the update and did not see a problem with Mr. Nelson's plans per his Conditional Use Permit.

- Request to Subdivide Lakeshore Property – PID # 27-0538-000
 - Kris Goracke, property owner, presented plans to subdivide her lakeshore property, Parcel # 27-0538-000, and sell 65 feet of lakefront amounting to .07 acres to her neighbors who are lacking accessibility with their current shoreline. This would leave the Gorackes with 91 feet of lakefront property and provide their neighbor at 417 E 2nd St (PID # 27-0668-001) additional shoreline with more accessibility. The property was surveyed by Eldevik Land Surveying, Inc and Mrs. Goracke provided the Commission with a certificate of survey that displays the proposed subdivision.
 - Motion to Make Recommendation to the City Council to Approve the Preliminary Plat of the Proposed Subdivision of PID# 27-0538-000. **Motion by Bowser, Second by Asmus. Motion carried 5-0.**
- Request to Install a Paver Patio with Retaining Wall – 208 N Main St
 - Old Firehall Brewing Co have submitted plans to install a paver patio with retaining wall on the southside of their building. The proposed site for this paver patio would be located over existing utility lines on a dedicated alleyway and would allow for the brewery to install steps needed for ADA compliance. Neighboring property owner, Ted Razink, was in attendance to the meeting and he stated that the Old Firehall Brewing Company will be using his property (PID # 27-0444-000) for customer parking. The Planning Commission are hesitant on placing structures on a dedicated non vacated alleyway with known utilities. Co-Owner Jan Payne plans to be present at the September 6th meeting to explain more of their definite proposed plans. **Tabled discussion for more research and information to follow at next meeting.**
- **REPORTS & ANNOUNCEMENTS**
 - Approve Building Permits (ST-22-27 through ST-22-39) – Motion to Approve the Building Permits. **Motion by Bowser, Second by Anderson. Motion carried 5-0.**
- **NEXT MEETING DATE: Tuesday, September 6, 2022**
- **ADJOURNMENT** – Meeting adjourned at 9:42 AM – **Motion by Asmus, Second by Bowser. Motion by 5-0.**

Respectfully Submitted,

Tiffany Boysen
Deputy Clerk