

**SPECIAL ROSEAU CITY COUNCIL & REGULAR PLANNING COMMISSION MEETING  
MONDAY – AUGUST 25TH, 2014 @ 12:30 P.M.  
ROSEAU CITY CENTER COUNCIL CHAMBERS  
121 Center Street East, Suite 201  
Roseau, MN 56751**

A Special meeting of the Roseau City Council and the Regular Roseau Planning Commission were held on the above date, time and place. Members present were Mayor Jeff Pelowski, Council members Don Ross, Curt Ireland and Linda Vatnsdal, absent Pat Novacek. Planning Commission members present were Chairman Dennis Sabourin, Mary Hayes, Roland Fredrickson, Dave Anderson, Larry Guggisberg. Others present were City Attorney Pat Moren, Community Development Coordinator Todd Peterson, Building Official Kevin Wiskow, Darrin Smedsmo, Nick Kvidt, Bruce Stone and Jack Swanson – WILD102 Radio.

Dennis Sabourin called the Planning Commission meeting to order.

Mayor Jeff Pelowski called the City Council meeting to order.

Pursuant to due call and notice a special meeting of the Roseau City Council & the regular meeting of the Roseau Planning Commission was held on the above date, time and place.

After review and discussion Roland Fredrickson motioned to approve the July 28, 2014 Planning Commission meeting minutes, seconded by Mary Hayes and carried by unanimous vote.

The Planning Commission then reviewed the final plan for the Parkland Place apartment project being developed by Darrin Smedsmo. It was noted by CDC Todd Peterson that not all of the required items were present on the current plans before the Planning Commission including landscaping and recreational facilities plans. Project Developer Darrin Smedsmo reported to the Planning Commission that he had requested his engineer develop this plan for the meeting today but that they were not able to get the entire plan completed in time. After discussion Larry Guggisberg made a motion to approve the Parkland Place Apartment Project plan contingent upon an acceptable landscaping and recreational plan being accepted by the Community Development Coordinator and Building Official, seconded by David Anderson and carried by unanimous vote.

The Planning Commission then reviewed an application for a zoning map amendment (4-14) from Steven Doward (Richard Doward) for the purposes of re-zoning the property located at 201 8<sup>th</sup> Avenue NE (Lot 7 and the E ½ Lot 8, Block 1 of the Sander's & Brandt's Railway Addition) from C-1 Commercial to R-1 Residential for the purposes of creating a single family dwelling. After discussion David Anderson motioned to set a public hearing on September 29, 2014 for the request, seconded by Roland Fredrickson and carried by unanimous vote.

The Planning Commission tabled discussion on the revised sign ordinance until the September meeting.

The Planning Commission discussed the clean-up report. It was noted by CDC Todd Peterson that the Greg Herling property has gotten considerably worse in the last few months with additional garbage accumulating in the driveway and the backyard screening fences falling down. It was noted that criminal ticketing through the Police Department has not been effective in addressing the issue and that the City may need to pursue the issue via civil enforcement under the City's nuisance ordinance procedure. It was suggested that this be included on the next meeting agenda.

At 1:00 pm Mary Hayes made a motion to adjourn the Planning Commission meeting, seconded by Roland Fredrickson and carried by unanimous vote.

The City Council continued its Special meeting with its one agenda item to consider the final development plans for the Parkland Place Apartment Project and after discussion Council member Curt Ireland motioned to approve the Planning Commission's recommendation to approve the final project plan for the Parkland

Place Apartment Complex contingent upon Darrin Smedsmo providing an acceptable final site plan including landscaping and recreational areas to the Community Development Coordinator and Building Official, seconded by Don Ross.

Those voting in favor of the motion: Pelowski, Ross, and Ireland.

Those voting against the motion: None

Those abstaining from the vote: Vatsndal

Absent: Novacek

Community Development Coordinator Todd Peterson provided the City Council with some financial information on the Parkland Place Apartment for the Council's consideration. It was noted by CDC Peterson that the Parkland Place Apartment project will have difficulty in obtaining adequate bank financing for development due to issues with the final appraised value unless the City or other non-profit provide financing assistance. It was the consensus of the Council to proceed in supporting the project.

Council member Linda Vatsndal motioned, Council member Curt Ireland seconded, and it was carried by unanimous vote that there was no further business, therefore the meeting be adjourned.

ATTEST:

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Community Development Coordinator

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Mayor