

**SPECIAL JOINT ROSEAU CITY COUNCIL AND ROSEAU PLANNING COMMISSION MEETING
TUESDAY – DECEMBER 2, 2014 @ 12:30 P.M.
ROSEAU CITY CENTER COUNCIL CHAMBERS
121 Center Street East Suite 201
Roseau, MN 56751**

A special joint meeting of the Roseau City Council and Roseau Planning Commission was held on the above date, time and place. Council Members present were Mayor Jeff Pelowski, Council members Linda Vatnsdal, Don Ross and Pat Novacek. Members absent were Council member Curt Ireland. Planning Commission members present were Chairman Dennis Sabourin, Roland Fredrickson, JoMar Bernat, David Anderson, Larry Guggisberg and Bruce Stone. Members absent were Planning Commission member Mary Hayes. Others present were Community Development Coordinator Todd Peterson, Attorney Patrick Moren, Attorney Michelle Moren, Building Official Kevin Wiskow, Kelly Christianson (Northern Resources), Dalton Pierce (Polaris) and Kurt Bickler (Polaris).

Chairman Dennis Sabourin called the Planning Commission meeting to order at 12:00 pm.

Mayor Pelowski called the City Council meeting to order at 12:25 pm.

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

- Hold a Public Hearing for the City of Roseau/Roseau EDA Conditional Use Permit Application #6-14 for the purposes of establishing a temporary workforce housing PUD in the Roseau Industrial Park and consider its approval.

Chairman Dennis Sabourin opened the meeting and provided some background information on the Conditional Use request from the City of Roseau/Roseau EDA on behalf of Polaris Industries. After discussion David Anderson made a motion, seconded by Bruce Stone to open the public hearing on the Conditional Use Application #6-14 Roseau EDA PUD for the purpose of creating a temporary housing campus for Polaris Industries. The motion was passed by unanimous vote.

Community Development Coordinator Todd Peterson noted that no written or oral comments had been received by the City prior to the public hearing. Kelly Christianson (Northern Resources Cooperative) appeared before the Planning Commission and explained that Northern Resources has a large complex on the west end of Roseau that was specifically located away from residential areas due to the nature of the business they operate. There are a number of hazardous chemicals as well as considerable truck traffic around the site that poses dangers to pedestrians in the area. Mr. Christianson expressed concern about potential foot traffic from the new residential area across Northern Resources property, particularly along the railroad corridor. Dalton Pierce, representing Polaris Industries explained that all of the employees living in the housing campus in the industrial park will be provided van transportation and chaperones for movement across the community. Polaris will be providing oversight for these employees during their time in Roseau. Mr. Pierce noted that if there were any issues they should be reported to Polaris. There was a question posed about Polaris' ability to add more units under this Conditional Use permit. It was noted by CDC Peterson that any changes to the PUD plan would require a new Conditional Use permit.

Bruce Stone asked if some of the issues related to street lighting and landscaping had been discussed since the last meeting. It was noted that if the Industrial Park location was ultimately selected for this development that street lighting at the housing campus could be added with little cost. However, there is currently no electricity to this particular site so no improvements could be completed at this time. Polaris representatives responded to the landscaping question stating that they intend to get the main improvements in this winter to be able to set the housing units and that next spring the site would be graded and seeded. There was also discussion that the majority of the site would continue to be farmed but that an area behind the housing units would be seeded for a recreation field.

Larry Guggisberg motioned, seconded by JoMar Bernat and approved by unanimous vote to close the public hearing.

Larry Guggisberg then motioned, seconded by David Anderson to make a recommendation to the Roseau City Council to approve the Conditional Use Application #6-14 for the Roseau EDA PUD for the purpose of creating a temporary housing campus for Polaris Industries. The motion was passed by unanimous vote.

The Planning Commission's justification for approval of the PUD for the temporary housing campus included:

- Lack of available housing for the current employee needs of the community
- Lack of a suitable alternate location in the community for the proposed large mobile housing units
- The temporary nature of the project and the acute community need

Mayor Jeff Pelowski opened the City Council meeting for discussion of the Planning Commission recommendation on the Conditional Use Application #6-14 for the Roseau EDA PUD for the purpose of creating a temporary housing campus for Polaris Industries.

Councilmember Linda Vatnsdal asked if Polaris was still considering the West Side Trailer Court as a possible option for this temporary housing and if the City Council approves the Conditional Use for the Industrial Park will Polaris no longer consider the West Side option. Dalton Pierce responded that both options, the West Side Trailer Court and the Industrial Park were being worked on simultaneously and that the feasibility of one or the other locations is still being considered with the primary goal of finding the location in which they can have something ready by March 1st. Mr. Pierce indicated that having approval of the Industrial Park location would help in achieving success in the West Side Trailer Court as opposed to eliminating it. It was discussed that many on the Planning Commission and City Council prefer the West Side Trailer Court option if it is feasible.

Building Official Kevin Wiskow asked the Polaris representatives if they had made a decision on new versus used units and whether the selected units will be up to the Minnesota State Building Code. Mr. Bickler responded that they are looking into those issues.

Bruce Stone asked if the City has considered remediation of the site once the use for housing is no longer needed. It was discussed that these items would be discussed as part of the lease agreement between the EDA and Polaris.

After further discussion Linda Vatnsdal motioned, seconded by Don Ross to accept the recommendation of the Roseau Planning Commission to approve the Conditional Use Application #6-14 for the Roseau EDA PUD for the purpose of creating a temporary housing campus for Polaris Industries.

Voting in favor of the motion: Jeff Pelowski, Linda Vatnsdal, and Don Ross

Against: None

Abstain: Pat Novacek

Absent: Curt Ireland

Council member Pat Novacek motioned, Council member Linda Vatnsdal seconded and it was carried by unanimous vote that there was no further business, therefore the City Council meeting be adjourned.

Planning Commission member Larry Guggisberg motioned, member JoMar Bernat seconded and it was carried by unanimous vote that there was no further business, therefore the Planning Commission meeting be adjourned

ATTEST:

Community Development Coordinator

Mayor