

**SPECIAL ROSEAU CITY COUNCIL & PLANNING COMMISSION MEETING
WEDNESDAY – JUNE 18TH, 2014 @ 8:00 A.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 Roseau Planning Commission was held on the above date, time and place. Members present were Mayor Jeff Pelowski, Council members Pat Novacek, Don Ross, and Linda Vatnsdal, absent Curt Ireland. Planning Commission members present were Chairman Dennis Sabourin, Roland Fredrickson, Dave Anderson, Larry Guggisberg. Others present were City Attorney Pat Moren, Assistant City Attorney Michelle Moren, City Clerk and Planning Commission Secretary Janet Lundbohm, Building Official Kevin Wiskow, Chris Johnson, Alex Johnson, Phillip Larson, Robert Larson, Darrin Smedsmo, Deb Hites 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 Roseau Planning Commission was held on the above date, time and place.

A Public Hearing was held by the Planning Commission for Northwest Concrete (#2-14) Phil Larson's Variance request for the purpose of installing a concrete plant with a height of 72' in lieu of the 35' maximum height allowed, a 37' maximum height Variance. Larry Guggisberg made a motion to open the Public Hearing, seconded by Dave Anderson and carried by unanimous vote.

Written comments – none

Oral comments – Roger Hites had called the city office and expressed his opposition to the Variance and said his wife Deb Hites would be in attendance to represent him.

After discussion Roland Fredrickson made a motion to close the Public Hearing, seconded by Dave Anderson and carried by unanimous vote.

After discussion Dave Anderson made a motion to recommend to the City Council to approve the Northwest Concrete (#2-14) Phil Larson's Variance request, seconded by Larry Guggisberg and carried by unanimous vote.

The reasons for approving the request include:

- Phil is replacing and upgrading an existing plant.
- There is another business in the area that has received a maximum height Variance.

After review and discussion Council member Pat Novacek motioned, Council member Don Ross seconded and it was carried by unanimous vote to approve the Northwest Concrete (#2-14) Phil Larson's Variance request for the purpose of installing a concrete plant with a height of 72' in lieu of the 35' maximum height allowed, a 37' maximum height Variance as recommended by the Planning Commission.

A Public Hearing was held by the Planning Commission for Northern Horizon's Hospitality (#3-14) Darrin Smedsmo's Conditional Use request for the purpose of allowing Northern Horizon's Hospitality to build apartments on the property where the RV park is located. Roland Fredrickson made a motion to open the Public Hearing, seconded by Larry Guggisberg and carried by unanimous vote.

Written comments – none

Oral comments were the following:

- Chris Johnson voiced his concerns that this location would not be a good area for children.
- Planning commission members Dave Anderson and Larry Guggisberg voiced their concerns that if the apartments were built in this location it would not be a good area for children.
- Darrin Smedsmo said that the apartments would be for one or two persons to fill a need for additional workforce housing for Polaris Industries.
- Mayor Jeff Pelowski gave an overview of the EDA's effort for additional workforce housing in Roseau and that Darrin had met with the EDA and the EDA had encouraged Darrin to move forward with a project.

After much discussion Dave Anderson made a motion to close the Public Hearing, seconded by Roland Fredrickson and carried by unanimous vote.

After discussion Larry Guggisberg made a motion to recommend to the City Council to deny the Northern Horizon's Hospitality (#3-14) Conditional Use Request, seconded by Roland Fredrickson and carried by unanimous vote.

The reason for denying the request:

- Concern that the location is not suitable for children.

Building Official Kevin Wiskow reported that he and Community Development Coordinator Todd Peterson had discussed that the proposed Northern Horizon's Hospitality apartment project may need a storm water pond for drainage.

At 8:30 am Larry Guggisberg made a motion to adjourn the Planning Commisison meeting, seconded by Dave Anderson and carried by unanimous vote.

The City Council continued their Special meeting and after discussion Council member Pat Novacek motioned to table the Northern Horizon's Hospitality (#3-14) Darrin Smedsmo's Conditional Use Request for further discussion at the July 7th, 2014 regular city council meeting, seconded by Don Ross and carried by unanimous vote.

A Public Hearing was held on the City of Roseau Disadvantaged Business Enterprise (DBE) plan for Roseau Municipal Airport.

Council member Pat Novacek motioned, Council member Linda Vatnsdal seconded and it was carried by unanimous vote to open the Public Hearing.

Oral comments – none

Written comments – none

Council member Pat Novacek motioned, Council member Linda Vatnsdal seconded and it was carried by unanimous vote to close the Public Hearing.

Council member Pat Novacek motioned to approve the DBE document, seconded by Linda Vatnsdal, and it was carried by unanimous vote.

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 meeting be adjourned.

ATTEST:

City Clerk

Mayor

