

EAST BETHEL PLANNING COMMISSION MEETING  
February 25, 2025

MEMBERS PRESENT: Chair Sharon Johnson, Glenn Terry, Brian Downie, and Kory Jorgensen.

MEMBERS ABSENT: Tanner Balfany

ALSO PRESENT: Matt Look, City Administrator  
Kendra Lindahl, Community Development Director  
Zeke Peters, Urban Planner at Landform Professionals  
Brian Mundle, City Council Liaison

### 1.0 Call to Order

Chair Johnson called the Planning Commission regular meeting to order at 7:00 pm.

### 2.0 Adopt Agenda

**Commissioner Terry moved and Commissioner Jorgensen seconded to adopt the agenda as presented.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

### 3.0 Updates

Council Liaison Mundle updated the Commission on recent Council actions.

### 4.0 Approve December 17, 2024 meeting minutes

**Commissioner Jorgensen moved and Commissioner Downie seconded to adopt the December 17, 2024 regular meeting minutes as written.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

### 5.0 Variance – Consider the request by applicant, Allen Pagnac, for a variance to allow a second driveway for access to an accessory structure at 1670 229th Lane NE

Lindahl reviewed staff's report stating the City's discretion in approving or denying a variance is limited to whether or not the proposed project meets the standards in the Zoning Ordinance for a variance. The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met.

Lindahl added that on December 12, 2024, the city received an application from Allen Pagnac, the owner of the property at 1670 229th Lane NE, to allow for a second driveway in order to build an accessory structure storage shed on their 1.99-acre property.

Lindahl stated that the property is guided as Future Growth Area and is Zoned R-1 Single Family Residential. The intent of the Future Growth Area land use designation is to preserve these areas to accommodate future subdivisions in the event of MUSA expansion. The properties surrounding it are all guided and zoned the same.

Lindahl noted that the Commission could either recommend denial or recommend approval.

Kristina Pagnac noted that they have looked into the option of teeing off their driveway, but it is not very feasible. She noted that their neighbors are all in support of adding the driveway.

Terry noted that he doesn't see any problems with setting a precedent, as it is a unique location at the end of a cul-de-sac. He also noted that he doesn't see any traffic-related problems. He added that this is a reasonable request.

Kristina Pagnac noted that they have looked into the option of teeing off their driveway, but it is not very feasible. She noted that their neighbors are all in support of adding the driveway.

Terry noted that he doesn't see any problems with setting a precedent, as it is a unique location at the end of a cul-de-sac. He also noted that he doesn't see any traffic-related problems. He added that this is a reasonable request.

Jorgensen noted that he thinks this is a very reasonable request and he is in support of approval.

Downie noted that he thinks other options should be explored before going with the off the curb driveway just due to convenience.

Jorgensen noted that he would like to see the width of the driveway minimized.

**Commissioner Jorgensen moved and Commissioner Terry seconded to recommend approval to City Council with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To the motion, all in favor say aye. **Johnson, Terry, Jorgensen -Aye.** Johnson asked any opposed? **Downie- Nay.** That motion passes. **Motion passes.**

This item goes before City Council on March 24, 2025.

#### **6.0 Public Hearing – Consider the request by applicant, Petra and Jon Fager, for an Interim Use Permit (IUP) for grazing of sheep at 20485 East Bethel Boulevard NE**

Peters reviewed staff's report stating the City received an application from Petra and Jon Fager for an IUP to allow grazing for sheep on a property owned by James Germain and located at 20845 East Bethel Boulevard NE. An IUP is required for the grazing of animals in East Bethel. The applicant intends to use 6.6 acres of the land for grazing of sheep. The property is guided Rural Residential and zoned RR- Rural Residential. The property to the north, south, east, and west are all guided and zoned the same.

Peters added that 10 standards need to be met for IUP approval. Staff found that the general and animal standards have been met.

Johnson opened the public hearing at 7:30 p.m.

Petra addressed some concerns that were brought up by neighbors and by the Commission.

Johnson closed the public hearing at 7:37 p.m.

Johnson noted that she is concerned about the sheep getting out.

Terry noted that he will be abstaining due to a personal relationship with the Fagers.

**Commissioner Downie moved and Commissioner Jorgensen seconded to recommend approval to City Council with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To the motion, all in favor say aye. **Johnson, Downie, Jorgensen, Terry -Aye.** Johnson asked any opposed? That motion passes. **Motion passes.**

This item goes before City Council on March 24, 2025.

#### **7.0 Public Hearing – Consider the request by applicant/owner, Matthew Chacich, for “Blanco de Cola Pradera” a Preliminary Plat for three lots located at PID #26-33-23-32-0012 and #26-33-23-23-0001.**

Lindahl stated that Matt Chacich has applied for a Preliminary Plat of a three-lot subdivision named “Blanco de Cola Pradera.” The property is guided Rural Residential and Zoned Rural Residential.

Lindahl noted that when reviewing a Preliminary Plat, the City's discretion is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If it meets the standards, the city must approve the plat.

Lindahl added that the City Engineer has reviewed and provided comments with conditions of approval. Anoka County has also reviewed and provided comments.

Lindahl noted that staff recommends approval.

Johnson opened the public hearing at 7:43 p.m.

Matt Chacich shared information on why he would like to split the land.

Johnson closed the public hearing at 7:47 p.m.

Lindahl noted that there are no concerns and it meets Code.

**Commissioner Terry moved and Commissioner Downie seconded to recommend approval to City Council with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

This item goes before City Council on March 24, 2025.

#### **8.0 Public Hearing – Consider the request by applicants, Troy and Laurie Slater, for a zoning map amendment to rezone a property from Rural Residential to Agriculture at 22206 Durant St NE**

Peters reviewed staff's report stating that the City received an application from the property owner to rezone the property located at 22206 Durant St NE. The property is guided as Rural Residential. The request is to rezone from Rural Residential to Agriculture.

Peters noted that the request is consistent with the Comprehensive Plan. The applicant has indicated the intent to build more accessory structures if approved.

Johnson opened the public hearing at 7:51 p.m.

Troy Slater provided his reasons for wanting to rezone his property.

Terry noted that he has no problems with the rezoning.

Johnson closed the public hearing at 7:55 p.m.

Johnson asked how difficult it is to change the zoning.

Lindahl noted that the Met Council does not review zoning, but they do review the Land Use Plan that is in the Comprehensive Plan. Since this property is not proposing to change the Land Use designation, the City has discretion in this decision.

**Commissioner Downie moved and Commissioner Terry seconded to recommend approval to City Council with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

This item goes before City Council on March 24, 2025.

#### **9.0 Adjournment**

**Commissioner Downie moved and Commissioner Terry seconded to adjourn at 8:01 p.m.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

Submitted by:

Sylvia Rokosz

*TimeSaver Off Site Secretarial, Inc.*