

EAST BETHEL PLANNING COMMISSION MEETING

August 26, 2025

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

MEMBERS ABSENT: Tanner Balfany

ALSO PRESENT: Grace Gerard, City Planner
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 Downie moved, and Commissioner Pagnac 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 Council Liaison Update

Council Liaison Mundle updated the Commission on recent Council actions. He noted that new playground equipment will be added to Booster West Park. He stated that the Barndominium ordinance was passed at Council. The garage floors at the fire station will be redone. He stated that the Council is interested in doing a City facility needs study. He noted that they will have a Town Hall Meeting in November.

The next Planning and Zoning Commission meeting is scheduled for September 23, 2025.

4.0 Approve June 24, 2025, meeting minutes

Terry noted a correction on page 4, line 118, to change “he agrees with the larger acres for these properties” to “he agrees with the need for larger acres for these buildings.”

Commissioner Downie moved and Commissioner Terry seconded to adopt the June 24, 2025, 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 Public Hearing – Consider the request by applicants, Troy and Laurie Slater, for Variances at 22206 Durant St. NE

Gerard reviewed the staff’s report stating Troy and Laurie Slater have applied for two variances to allow for the construction of a 60 x 150 foot (9,000 square foot) accessory structure for agricultural use. This property is 29.82 acres. It is zoned A - Agriculture and guided RR – Rural Residential. The property to the west is zoned and guided A – Agriculture, and the properties to the north, south, and east are guided and zoned RR – Rural Residential. The City Council approved a rezoning from RR – Rural Residential to A – Agriculture on March 10, 2025 (Ordinance 2025-01). This would be the 5th accessory structure on this property. The 4 other accessory structures on the property total 1,652 square feet. The addition of this structure would bring the property to a total accessory structure square footage of 10,652 square feet.

Gerard noted that the first variance is to allow a 5th accessory structure on a property limited to 4 structures. The second variance is to allow 10,652 square feet of accessory structure, where a maximum of 8,760 square feet is allowed.

Gerard stated that both variances would be necessary for the applicant to construct a 9,000 square foot building. The first variance could be approved without approval of the second, though the applicant

would be limited to the 8,760 square footage total. The second could also be approved without the approval of the first, though the applicant would have to demolish another one of the structures to comply with the 4 structure limit.

Gerard added that the staff has provided findings of fact for both approval and denial of the variance requests in the staff report. A draft resolution for approval and denial has been provided and may be modified to reflect the findings of the Planning Commission.

Johnson opened the public hearing at 7:14 p.m.

Johnson closed the public hearing at 7:15 p.m.

Johnson noted that she will abstain from voting.

Downie stated that by looking at the existing buildings, it looks like one of the smaller buildings could be demolished and replaced with a larger one. He noted that the proposed square footage of the building seems massive and could be sized down. He added that he is not in favor of the variances at the moment.

Terry stated that the explanation provided in our packet does not justify the reasons for coming up with a variance. He also noted that one of the smaller structures could be taken down, so there would not be a need for the first variance.

Pagnac noted that she would like clarification on what each structure is being used for. She noted that the square footage proposed for the additional building looks acceptable.

Jorgensen stated that he has no issue with these variances.

Johnson noted that she also sees no issue with it and sees it to be very reasonable to need the extra space.

Troy Slater provided insight into the additional structures on his property. He stated that some of the structures have historical value and he would not demolish them. He stated that the other structures are full of farming equipment and bee supplies.

Downie noted that he is still set on the uniqueness factor. He added that he is worried about setting a precedent.

Terry added that every property is unique, so he is not worried about setting a precedent.

Commissioner Terry moved, and Commissioner Pagnac 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. **Terry, Jorgensen, Pagnac – Aye; Downie- Nay; Johnson- Abstain.** Johnson asked any opposed? That motion passes. **Motion passes.**

This item goes before City Council on September 8, 2024.

6.0 Public Hearing – Consider the request by applicant, Tom Carlisle of Sherco Construction, for a Rezoning, PUD Preliminary Plan, and Preliminary Plat at Property PIN# 12-33-23-14-0002

Gerard reviewed the staff's report stating the City received an application for a three-lot subdivision named "Cliffs Anderson Acres" located on the north side of 217th Avenue NE. The total area of the parcel is approximately 20.35 acres. The parcel is guided Rural Residential and zoned RR- Rural Residential within the Special Natural Environmental Overlay District. The properties to the south and west of this parcel are all guided and zoned the same. The properties to the north of this parcel are guided and zoned Park/Natural Area within the Gordie Mikkelson Wildlife Management Area. The properties to the east are within Linwood Township's "Dellwood County Estates" subdivision.

Gerard stated that there are three requests in this application. The first is for a rezoning to the planned unit development overlay. She noted that this is required by the zoning ordinance for properties within that SNEA overlay. The second is for the approval of a PUD preliminary plan. The third is for the approval of a preliminary plat. She stated that the City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's Subdivision and Zoning Ordinance and the conditions of the preliminary plat approval. If it meets these standards, the City must approve the plat.

Gerard noted that the Rezoning, PUD, and Preliminary Plat request meets the standards in the Code and matches the concept plan previously reviewed by the City. The requests are consistent with the comprehensive plan and density allowed for these parcels.

Johnson opened the public hearing at 7:40 p.m.

Tom Carlisle noted that they will have a tree row along the road that they will have driveways in, and he added that this will not disturb any other trees.

Johnson closed the public hearing at 7:42

Commissioner Terry moved and Commissioner Jorgensen seconded to recommend approval of the rezoning to a plan unit development overlay and to recommend approval of the PUD preliminary plan 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.**

Commissioner Terry moved, and Commissioner Pagnac seconded to recommend approval of the preliminary plat 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 September 8, 2025.

7.0 Staff Update

Gerard updated that the City has approved the hire of a temporary part-time staff member to the Community Development Department. She stated that this employee will help digitize the City's paper files. She noted that there will be at least one, maybe 2-3 projects up for review at the next Planning Commission meeting.

8.0 Adjournment

Commissioner Downie moved and Commissioner Jorgensen seconded to adjourn at 7:51 pm. 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.