

City of Empire Planning Commission Meeting Minutes

August 15, 2023

The City of Empire Planning Commission meeting was called to order by Jared Sachs at 8:00 PM.

Present were: Jared Sachs, Doug Clark, Elizabeth Haas, Gina Maunu, Jenni Faulkner, Charles Seipel-Teng, and Councilmember Marla Vagts. Commission member Julie Stulz was absent.

It was reported that the public hearing that was posted and published for the proposed amendment for the Nitti Sanitation CUP has been retracted as the application was withdrawn.

Jenni Faulkner presented a memo regarding the request from NHCC properties to amend the zoning ordinance performance standards for the Light Industrial District (LI) to allow insulated/textured metal panels for building exteriors. After a public hearing was held at the July 18th Planning Commission Meeting to discuss the request, staff and some members of the Commission visited the site of the Dem-Con facility in Blaine to see what the panels would look like in person. The Commission has no issues with the aesthetics of the panels. The Commission discussed allowing the panels in the zoning ordinance as a CUP so that the percentage of a building that will include this type of facade can be determined on a case-by-case basis.

Jared Sachs made a motion to recommend the amendment to the Empire Zoning Ordinance to allow the use of insulated/textured metal panels in the Light Industrial District as a CUP, with panels that must be compatible with other brick or masonry materials on the building facade. Doug Clark seconded. Motion carried 4-0.

It was reported that Specialized Environmental Technologies (SET) has been purchased by Waste Management and will now operate as a subsidiary of them. Because the IUP for the SET Site identifies SET as the business operating under the IUP, the City will need to consider a resolution to assign the IUP to Waste Management of Minnesota Inc. Operations under the IUP will remain unchanged and no action is needed by the Planning Commission.

Alex Olin with Cemstone was present to request feedback from the Planning Commission regarding a proposal to purchase property from Glen Haefs on the southwest corner of Highway 3 and 170th Street. The property is proposed to be subdivided from an existing parcel of land. The driveway access for the site is proposed to be 300' from the roundabout. This would meet the City's access spacing requirements. Cemstone is proposing to relocate its plant maintenance facility on the parcel. The property is zoned AG but lies in the Mineral Extraction Overlay District. The parcel will need to be rezoned to ME and the parcel will need to be subdivided for the proposed use. The Planning Commission had no concerns regarding the proposed parcel subdivision.

The Planning Commission reviewed a zoning permit application for a proposed detached garage to be constructed on the property at 1791 200th Street East. The proposal meets zoning requirements, and the Planning Commission had no concerns regarding the proposal.

Jared Sachs made a motion to adjourn. Elizabeth Haas seconded.

The Planning Commission Meeting adjourned at 8:30 PM.