

**Harris Planning Commission
Regular Meeting Minutes
Monday, February 27, 2023**

- I. **Call to Order** – Chairman Siedow called the Planning Commission to order at 7:00 pm.
- II. **Pledge of Allegiance** - All present participated in the Pledge of Allegiance.
- III. **Roll Call** - City Clerk Shannon Geier conducted roll call. Present were Chairman Al Siedow, Commissioner Sheri Denny, Commissioner Haley Peabody, Commissioner Neil Elmquist, and Commissioner Jeff Borash. City Clerk Geier announced a quorum was present.
- IV. **Consent Agenda** - Elmquist made a motion to approve the January 23, 2023, Regular Meeting Minutes. Peabody seconded the motion. All in favor, motion carried.
- V. **Public Hearing – Variance for Chisago County Garage**: Chair Siedow opened the Public Hearings at 7:01 pm. City Planner Claire Michelson introduced the request for a variance on rear-yard setbacks for a new salt-shed building and wash-bay building to be constructed at the Chisago County Public Works compound in Harris. Chisago County Public Works Director Joe Triplett was present to answer any questions. After discussion it was determined the variance is needed so the new buildings will be in line with the existing buildings and to allow room for maneuverability of the trucks. City Staff recommends approval of the variance, and there were no objections from the audience. Triplett expressed his thanks for George Valvoda’s help.
- VI. **Public Hearing – Home Occupation Ordinance**: Michelson introduced a proposed amendment to the Home Occupation Ordinance to allow the use of an accessory building for a home occupation in R1 and R2 as an interim use. There were no public comments.
- VII. **Public Hearing – Downtown Redevelopment Overlay Ordinance**: Michelson reviewed the updates to the Overlay that were discussed at the previous meeting. The setbacks were reduced so commercial buildings would fit better on the small lots along Ginger Ave., the Overlay Ordinance was formatted to match City Code, and the map was adjusted. There were no public comments. Chair Siedow closed the public hearings at 7:15 pm.
- VIII. **Regular Agenda**
 - A. **Variance for Chisago County Garage** – Denny made a motion to forward the Variance request to the City Council for final consideration. Borash seconded the motion. All in favor, motion carried.
 - B. **Home Occupation Ordinance** - Borash made a motion to forward the Home Occupation Ordinance to the City Council for final consideration. Peabody seconded the motion. All in favor, motion carried.

- C. **Downtown Redevelopment overlay Ordinance** - Elmquist made a motion to forward the Downtown Development Overlay Ordinance to the City Council for final consideration. Denny seconded the motion. All in favor, motion carried.
- D. **Information about Cannabis/Cannabinoids/THC** – City Clerk Geier advised the Planning Commission about a training on CBD/THC that she attended. The State is working on legislation to create a specific Department to regulate, license, and test product for manufacturing, distribution, and retailers of CBD/THC. In the meantime, we should continue developing our Ordinance of local regulations. The Planning Commission discussed several items and determined the following: the location of CBD sales from youth activities should be the same as our alcohol ordinance requirements; possibly extend moratorium; add confiscation of product if establishment fails inspection; and increase the fine for an individual that sells to underage person to \$250. The City Clerk was directed to update the Ordinance with this information and put on the March meeting agenda for a final read, and then the public will be invited to provide input at a future meeting.
- E. **Mineral Extraction Ordinance** – Discussion began with the definition of screenings and berms. The Commissioners understood the terms but were concerned that definitions may be needed for the public. It was determined that more than one definition may be required. Yet, when reading the section on screenings (155.10k) it was obviously clear what it meant because the paragraph described it. Doubts remained so the Commissioners moved on.

Denny continued the discussion with proposals for numerous other Sections of the Ordinance. The Commissioners agreed that changes are necessary because of all the problems created when a mining operation is in a residential area. Regulations must be clear and comprehensive because the business and residents are equally important to the City of Harris.

Denny thanked the Commissioners and asked that they consider these proposed changes to the Mineral Extraction Ordinance to prevent some of the past problems from happening again, to anyone else.
- F. **Code Enforcement** – Written Report.

IX. Commissioner Reports – None.

X. Adjourn – Borash made a motion to adjourn. Denny seconded the motion. All in favor, motion carried. The meeting was adjourned at 9:23 pm.

City Clerk – Shannon Geier

Allen Siedow - Chair

Date Approved