

**MINUTES**  
**PLANNING AND ZONING PUBLIC HEARING**  
**GREGORY GUSTAFSON / SIGN ORDINANCE**  
**JUNE 27, 2019 – 5:30 PM – COOK CITY HALL**

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PRESENT: Chairman Rich Holm, Members Elizabeth Storm, Harold Johnston, and Ron Bushbaum

ABSENT: Member David Danz

OTHERS PRESENT: Administrator-Clerk/Treasurer Theresa Martinson, Deputy Clerk/Treasurer Stephanie Beaudry, Office Assistant Dawn Kehoe, maintenance employee Tim Lilya, residents: Greg Gustafson, Shane Johnson, and Pete Johnson.

Chairman Rich Holm called the meeting to order at 5:30 PM.

1. To hear evidence in considering granting a Conditional Use Permit to Gregory Gustafson for the purpose of : Fill added for future residential construction on parcel(s) #120-0040-00195 and #120-0035-00010.

Proposed Conditional Use Permit requested from Ordinance No. 901.04 – Flood Plain Provisions, subd. 5, section A; ....Residences that do not have access at or above an elevation not more than one foot below the flood protection elevation shall not be permitted unless granted a conditional uses permit by the City Council.

Discussion:

Requestor Greg Gustafson stated that he can't build on this property unless he fills it. Harold Johnston asked if it was good quality fill. Gustafson stated that he can't build directly on it but it is good fill. He will build on it when the north lot is filled. Gustafson would like to eventually build a garage on the other lot. Bushbaum inquired if there is access on both sides. Gustafson stated that the driveway is going to be on the south side. Johnston asked if Gustafson's neighbors were higher. Gustafson stated that Julkowski's are higher. There is currently drainage on Gustafson's lot which he hopes to eventually move west. Resident Shane Johnson asked where the ditch goes, further stating that it doesn't go to the river. Maintenance employee Tim Lilya stated that it does go to the river. Resident Pete Johnson shared that he was concerned his property value would go down and then asked what the Corps of Engineers does with this kind of thing. To just put fill in, Gustafson doesn't need to go through the Corps of Engineers; the city engineer had reviewed this application. Gustafson reiterated that the garage is going on the south lot with the home eventually being built on the north lot. Holm asked Lilya if the City Maintenance Department sees any problems with this. Lilya answered no.

Gustafson shared that the south side isn't going to be as high and he is going to make the property nice. Bushbaum stated that it is zoned residential and there are no drainage issues at this time. Bushbaum asked about the width of the lot. Gustafson said he believed it was 110 feet. Storm asked Gustafson, unless we have rain day after day, your ditches are dry? He replied yes.

Motion by Storm, second by Bushbaum to recommend to the City Council that the aforementioned Conditional Use Permit be granted to Gregory Gustafson. **MOTION CARRIED**

Members were provided with sign ordinance copies from other communities as well as League of MN Cities guidance documents. The board will meet at 5 PM on Thursday, July 25, 2019 to discuss updating the sign ordinance.

Respectfully submitted,



Stephanie Beaudry  
Deputy Clerk/Treasurer