

1 **MINUTES**

2 **EMILY PLANNING COMMISSION/BOARD OF ADJUSTMENT**  
 3 **REGULAR MEETING**

4 **December 3, 2024**

5  
 6 **1. CALL TO ORDER**

7 The meeting was called to order by Commissioner Johnson at 6:00 pm.

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 9 **2. Pledge of Allegiance was recited.**

10  
 11 **3. ROLL CALL**

12  
 13 PRESENT: Dave Johnson, Chairman, Pat Rheume, Mark Mosman, Lynn Bartel, Denise  
 14 Vukelich and Faye Hughes.

15 Council: Greg Koch (Liaison).

16 Staff: Steve Jones, Zoning Administrator (Sourcewell), Sue Fahrendorff, Zoning Clerk.

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 18 **4. ADDITIONS OR DELETIONS TO AGENDA**

19 None

20  
 21 **MOTION MADE BY COMMISSIONER BARTEL TO ADOPT THE AGENDA AS**  
 22 **PRESENTED. SECONDED BY COMMISSIONER RHEAUME. ALL VOTED IN**  
 23 **FAVOR. MOTION CARRIED 5-0.**

24  
 25 **5. OPEN FORUM**

26 None

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 28 **6. PUBLIC HEARINGS**

29 None

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 31 **7. APPROVAL OF MINUTES**

32  
 33 a. October 1, 2024 Regular Meeting Minutes.

34  
 35 **MOTION BY COMMISSIONER RHEAUME TO APPROVE MINUTES AS**  
 36 **PRESENTED. SECONDED BY COMMISSIONER BARTEL. ALL VOTED IN FAVOR.**  
 37 **MOTION CARRIED 5-0.**

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 39 **8. LAND USE ORDINANCE SUBCOMMITTEE MEETING UPDATE**

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 41 Commissioner Johnson provided a brief update on the Land Use Ordinance  
 42 Subcommittee meeting that took place on Tuesday December 3, 2024 at 4:30 pm, prior  
 43 to the Planning Commission meeting. The meeting was focused on possible revisions to  
 44 the Variance application regarding specific language within the application, along with  
 45 possible consolidation of some questions. Minnesota State Statutes have changed how  
 46 variances are reviewed and approved. The old "Hardship" definition has been changed  
 47 to "Practical Difficulty". Jones and Fahrendorff will put together a rough draft of the

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changes for the next subcommittee meeting and will present the changes to the Planning Commission for discussion at the next scheduled meeting.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

- a. CUP Update-Red’s Storage, LLC & Nick Usherwood
- b. Report of CUP’s from the last 5 years.

Jones stated Zoning staff reviewed and did site visits on all Conditional Use Permits that have been issued during the past 5 years. Red’s Storage, LLC and Nick Usherwood had minor compliance issues. A letter was sent to the individuals, and as of the meeting date, both are within compliance.

**11. P & Z ADMINISTRATOR’S REPORT**

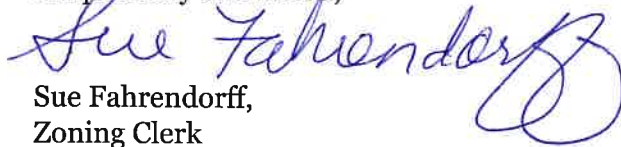
Jones stated calls and emails have slowed down now that winter has arrived. He is currently working with a few property owners regarding possible Variance applications that may be submitted within the next few months.

**12. ADJOURNMENT**

**MOTION BY COMMISSIONER MOSMAN TO ADJOURN THE MEETING.  
ALL VOTED IN FAVOR 5-0.  
MOTION CARRIED**

The meeting adjourned at 6:09 pm.

Respectfully submitted,



Sue Fahrendorff,  
Zoning Clerk