

**CITY OF EMILY  
MEETING MINUTES  
PLANNING AND ZONING COMMISSION**

**\*\*SPECIAL MEETING\*\***

**January 2, 2008, 2:00 PM**

1. Call to Order – 2:00 PM
2. Roll Call

Commission: Si Brannan, Bob Swanson (chair), Bonnie Kile, Bill Spiess

Staff: Charles Marohn (City Planner), Barb Hubbard (Zoning Clerk)

3. Review of Public Comments and Responses, Northern Lights EAW

Planning Commission reviews comments from the public and draft responses prepared by Staff.

Recess at 5:35 PM

Reconvene at 7:00 PM

Continue review of comments from the public and draft responses prepared by Staff.

4. Northern Lights EAW

**Motion by Commissioner Spiess, seconded by Commissioner Brannan, to recommend a Negative Declaration on the Environmental Assessment Worksheet and a Finding of No Significant Impact (FONSI) based on the comments and responses, with the following nine conditions to be included in the issuance of a FONSI to ensure that impacts are properly mitigated:**

1. **The City of Emily will require that a reconnaissance survey by a qualified archeologist be performed as a condition of preliminary plat approval, that a report be provided to the City and that the recommendations of that report be reviewed by the City prior to final plat application.**
2. **The number of boat slips will be limited to 16. To further control access to the docking facility, a lock or key-card system will be established to provide access to only those that have purchased one of the slips.**
3. **A no wake zone shall be established around the proposed docking facility.**
4. **All proposed shoreline recreational facilities, except for the 16 mooring slips, are prohibited.**
5. **Property owners that purchase mooring slips shall receive information regarding best practices for safely crossing the highway.**
6. **The City will require that the developer continue to coordinate with Mn/DOT and that Mn/DOT's recommendations be implemented, including:**
  - a. **The north approach/drop off area will not be allowed.**
  - b. **A northbound right turn lane and a southbound bypass lane must be constructed on TH 6 at the Smokey Hollow Road intersection.**
  - c. **Lighting and signs shall be installed as per Mn/DOT guidance.**
  - d. **Roadway and safety appurtenances will be installed as per Mn/DOT guidance.**
  - e. **Drainage patterns need to be perpetuated and erosion/sediment controlled. A drainage plan must be submitted to Mn/DOT for review.**
  - f. **No drainage ponds will be allowed in the right of way.**
  - g. **There will be no net increase in development drainage to the highway right of way.**
  - h. **Proposed development signs must be located outside of the right of way.**
  - i. **No fences or structures are allowed in the right of way.**

- j. No excavation or grade changes are allowed in the right of way.**
  - k. All Mn/DOT permits must be obtained.**
- 7. All costs of compliance with Mn/DOT conditions shall be paid for by the developer.**
- 8. The City of Emily will require that the developer improve Smokey Hollow Road to the Township's standards up to the entrance to the development.**
- 9. The City will require that the developer not burn but haul, chip or bury any vegetation that is cleared during road construction.**

**Motion approved 4-1 (Kile opposed).**

- 5. Adjourn – 7:50 PM

Respectfully Submitted,

Charles Marohn  
City Planner