

City of Mora Planning Commission
Meeting Minutes
5:30 p.m. Monday, February 12, 2024
Mora City Hall, 101 Lake St, Mora, MN 55051

Pursuant to due call and notice thereof Chair Sheldon Shepard called to order the regular meeting of the Planning Commission at 5:30 p.m. Monday, February 12, 2024, in the Mora City Hall Council Chambers.

2. **Roll call:** Present: Sheldon Shepard, Tim Dahlberg, Sara Treiber, Jody Anderson, Lance Strande
Absent: None
Staff present: Community Development Director Kirsten Faurie, City Administrator Glenn Anderson
Guests: Jennifer Yates, Jackson Yates, and others
3. **Adopt Agenda:** MOTION made by Dahlberg, seconded by Strande, and unanimously carried to adopt the agenda as presented.
4. **Approval of Minutes:** MOTION made by Treiber, seconded by J. Anderson and unanimously carried to approve the January 8, 2024 minutes as presented.
5. **Open Forum:** No one spoke during open forum
6. **Public Hearings:**

a. Text Amendment request to allow dog training in B-1 Central Business District:

Shepard opened the public hearing at 5:32 p.m. Faurie presented the Text Amendment request by Jennifer and Jason Yates to include *dog training* as a permitted use in the B-1 Central Business District. Two emailed letters were received from business persons operating within the B-1 district with concerns about the disruption dog training could have to neighboring businesses especially considering the closeness and often shared walls of businesses within the B-1 district. These letters were shared with commission members.

Jennifer Yates spoke during the public hearing explaining her business plan for her property at 129 Forest Ave. E. She intends to host the Kanabec County 4H dog training program at the facility in the evenings and offer one-on-one dog training sessions during the daytime hours. Yates said her goal is to encourage responsible dog ownership among the community and area youth.

Jackson Yates also spoke in support of the text amendment.

Jen Peterson spoke in support of the text amendment as allowing dog training businesses would benefit the community by providing responsible activities for youth and improved behavior of area dogs.

Jodi Bakke spoke in support of allowing dog training businesses as they would fill a service gap in the community, and trained dogs are less likely to be nuisances to neighbors.

Joslyn Solomon spoke in support of the text amendment because well-trained dogs create fewer nuisance issues. Solomon also noted how dog training services are wanted and needed within the community.

Shepard closed the public hearing at 5:52 p.m.

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The Planning Commission discussed various impacts of allowing dog training at 129 Forest Ave. E. including noise, increased dog urine/feces/odor, etc. Treiber noted that while they may feel the business appropriate for that specific address, the Commission needs to consider if dog training businesses were permitted in B-1, how would affect all of the B-1 district, not just this particular location. After further discussion the commission concluded that because of the proximity of businesses to each other in the B-1 district and often shared walls, dog training would be wise to have as a conditional use so permits could be granted on a case-by-case basis.

Faurie noted that dog grooming and pet stores are currently listed as permitted uses in B-1; if the commission were to make dog training a conditional use, they may want to consider making other pet-related businesses conditional use as well. The commission agreed this would be something to consider and directed Faurie to come back to the commission at a future meeting with more information including how that change would affect existing business.

- i. MOTION by Treiber to approve Resolution No. PC 2024-0211 with an amendment:

That the Planning Commission recommends approval of a text amendment to include dog training service as a conditional use with in the B-1 Central Business District.

Seconded by Dahlberg and unanimously approved.

7. New Business: None

8. Old Business:

- a. Code Review: Mora MN Code of Ordinances: § 32.65-§ 32.76 “Planning Commission”
As part of the Planning Commission’s goal to keep review of city code as a standing item on the agenda, the commissioners reviewed ordinances § 32.65-§ 32.76. After brief discussion, the commissioners decided to make no changes.

9. Reports: Faurie gave a verbal report to the board explaining proposed legislation and national trends regarding minimum parking requirements. Earlier this year a Minnesota senator representing Minneapolis announced his intent to introduce a bill that would prohibit cities from imposing minimum parking requirements. This trend is increasing in popularity among large cities as a way to minimize barriers to development. If this passed, the City of Mora would be affected as it has minimum parking requirements. Several organizations, including the League of Minnesota Cities and Coalition of Greater MN Cities, have critiqued the proposal and are advocating for cities keeping local control of their parking requirements.

City staff is keeping an eye on these developments and will keep the commission informed.

Strande testified to his own challenges when he purchased a building in downtown Mora, and was told he would need to provide more parking or pay a fee which he felt was unnecessary. Dahlberg noted the commission also recently heard from Recovering Hope representatives about too much required parking.

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It was suggested to include a review of Mora's parking requirements as a future agenda item.

- 10. Adjournment:** MOTION to adjourn by Dahlberg, seconded by J. Anderson, and unanimously carried to adjourn the Planning Commission meeting at 6:43 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, March 11, 2024.**


Commission Chair

Attest: 
Kirsten Faurie
Community Development Director