

City of Mora Planning Commission
Meeting Minutes
5:30 p.m. Monday, March 11, 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, March 11, 2024, in the Mora City Hall Council Chambers.

2. **Roll call:** Present: Sheldon Shepard, Tim Dahlberg, Jody Anderson, Lance Strande
Absent: Sara Treiber
Staff present: Community Development Director Kirsten Faurie, City Administrator Glenn Anderson
Guests: Jennifer Yates, Jackson Yates
3. **Adopt Agenda:** MOTION made by Dahlberg, seconded by J. Anderson, and unanimously carried to adopt the agenda as presented.
4. **Approval of Minutes:** MOTION made by Dahlberg, seconded by Strande and unanimously carried to approve the February 12, 2024 minutes as presented.
5. **Open Forum:** No one spoke during open forum
6. **Public Hearings:**

- a. Conditional Use Permit request to allow a dog training and kennel at 129 Forest Ave E:
Shepard opened the public hearing at 5:31 p.m. Faurie introduced the CUP request. Jennifer Yates presented details about her proposed business, The Responsible Dog, LLC. The business will be primarily for dog training with a board-and-train option. Yates presented a floor plan which specified areas for training, areas for boarding/grooming, and indoor and outdoor dog potty areas.

Shannon and Nate Rubischko are the owners of the building at 125 Forest Ave. East. S. Rubischko owns Asolare Yoga and Wellness, and rents to tenants including Linda's Hair Design and Prizm Tattoo. Shannon voiced concerns of sound traveling through the shared walls and potential health impacts of the dog urine and feces.

Jessica Schrupp asked about the previous auto shop that operated at 129 Forest Ave. E and if there were noise issues at that time.

Linnea Haasken of Haasken Dental at 130 Forest Ave. E. noted her apprehension about the affect barking dogs would have the anxiety of dental patients, as well as dogs passing by using their property as a potty area.

Jennifer Yates discussed their possible future CUP request to add a living space in the back of the building in order to watch over any boarded dogs. J. Anderson asked Faurie if this was an allowed use. Faurie explained that her interpretation of the city's codes are that a living space could be permitted through a CUP if the living space were secondary in use. The area in that building previously used as a living space was an unapproved residential space.

Mary Olson of East Central Veterinarians voiced her support of the Yates' proposal, speaking to Jennifer's skills and patience with dogs and children. Olson said Yates' had moral integrity, was responsible, and made good decisions. Olson also shared about the history of 129 Forest Ave. E, which was the home of East Central Veterinarians when she began her

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career. Olson noted that a dog training facility would be a needed and welcome business in the city of Mora. She respected the city was also being responsible by discussing any issues of pet waste and noise, but based on her experience in that location did not think noise would be a problem.

A woman who did not share her name spoke about the demand for dog training businesses in the area.

Nate Rubischko expressed concern about shared walls and if the dog training business would be appropriate in that location and asked for clarification about where potty areas would be.

Shepard reminded those present that this is a conditional use permit that can be revoked if the conditions are not met. Faurie noted that CUPS run with the land without a time limit. If a time limit were imposed, the city could instead grant an interim use permit.

Linnea Haasken asked if there would be a limit to the number of dogs served at the location.

Jodi Bakke said that if too many dogs at one time were served, it would become unsafe but she trusted the Yates to make sound decisions about what a safe number would be.

Jennifer Yates clarified that a safe number of dogs depends on the individual dogs (size, behavior, experience, etc.)

Jackson Yates said that for a class, there may only be 15 dogs present at one time, but if they hosted an event such as a rally or show, there could be a much larger number of dogs present at one time.

Richard Gossen said he felt such a facility was not appropriate in town and a kennel would be more appropriate for the country. He encouraged the city to license dogs.

Shepard closed the public hearing at 6:02 p.m.

Faurie acknowledged the written letters/comments received regarding the CUP. Ten expressed support, six expressed concern mostly surrounding noise and pet waste.

J. Anderson expressed support for new businesses, but also wanted to protect the existing businesses. She was interested in seeing a limit of 15 animals being served at one time for training, and was opposed to overnight kenneling in the B-1 District.

After seeing more details of the plan, Shannon Rubischko noted she was feeling more comfortable with the proposal.

Shepard noted he was comfortable with permitting both the training and kenneling because of the city's ability to revoke the permit if necessary.

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MOTION made by Dahlberg, seconded by Strande, that the commission was interested in approving both training and kenneling as a use. Motion passed 3-1 with J. Anderson opposed, noting she only opposed the overnight boarding.

Faurie reviewed each of the conditions drafted in Resolution No. PC2024-0311. The commission noted a correction to number 6, that dog potty areas should be limited to the *southwest* and east sides of the building.

The commissioners then discussed conditions. Discussion continued on what might be an appropriate limit for the number of dogs, noise mitigation, potty areas, etc. The Commission discussed the buildings square footage, safety, and how a limit on the number of dogs for different uses might be enforced.

The Planning Commission discussed if the permit should be issued as an Interim Use Permit or Conditional Use Permit. After discussion the members felt an Interim Use Permit would be overly restrictive.

MOTION made by Dahlberg, seconded by J. Anderson to approve Resolution No. PC2024-0311 with the correction to condition number 6, changing "south" to "southwest." Motion approved unanimously.

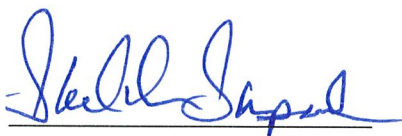
7. New Business: None

8. Old Business:

- a. Code Review regarding parking minimums: The commission decided to postpone discussion of parking minimums to a future meeting.

9. Reports: None.

10. Adjournment: MOTION to adjourn by J. Anderson, seconded by Dahlberg, and unanimously carried to adjourn the Planning Commission meeting at 6:54 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, April 8, 2024.**



Commission Chair

Attest: 

Kirsten Faurie
Community Development Director