

**Planning Commission Agenda**  
**Tuesday, January 10<sup>th</sup>, 2017 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 10.11.16 Regular Meeting  
(No meeting in November; No Quorum in December)
4. Public Hearing
  - A. Cheney Request to Extend Existing Interim Use Permit (2101 180<sup>th</sup> St.)
5. Old Business
  - A.
  - B.
  - C.
6. New Business
  - A.
  - B.
7. Other
8. Adjourn

**Please call 732-7318 if you are unable to attend.**

**City of Zumbrota  
Planning Commission Regular Meeting Minutes  
Tuesday, January 10, 2017 - 5:30 P.M. City Hall**

Present: Chairman Matt Rockne, David Dahlen, Bev Weness, Richard Myran and Todd Hammel.  
Absent: Commissioners Betty Jo Grothe and Sara Durhman. Also Present: Roberta Callahan and  
Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:35 p.m.**
- 2. Agenda: Motion Dahlen, second Weness to approve the agenda as submitted.  
Carried 5-0-0**
- 3. Minutes: Chairman Rockne noted there was no meeting in November and no  
quorum in November). Motion Weness, second Myran to approve the minutes from  
the October 11, 2016 meeting as submitted. Carried 3-0-2**
- 4. Public Hearing**
  - A. Cheney Request to Extend Existing Interim Use Permit**

Chairman Rockne opened the public hearing at 5:35 pm. Staff summarized that in March, 2016, an application was received from Steve Cheney, owner of property at 2101 180<sup>th</sup> Street (Former Alco) for an Interim Use Permit (IUP). The request was to allow the temporary use of the building for warehouse storage. The Zoning Code does not list warehousing as a permitted or conditional use in the C2 Zoning District so an IUP is required. The IUP request was to use the property for an unpermitted use (warehousing) until February 28, 2017.

Mr. Cheney stated in March, 2016 that he had been negotiating with a major retailer whom would lease the building beginning March 2107.

It was determined at that time that if the warehousing operations do not interfere with business operations of the adjoining properties it may be reasonable to allow this temporary use of the building in anticipation of expected retail use in 2017. Conditions were placed on the IUP to help assure it does not interfere with business operations and a deadline of February 29<sup>th</sup>, 2017 was established.

In 2016 the Planning Commission and City Council voted to approve a resolution authorizing the interim use permit, with an expiration date of February 28, 2017.

The property owner has again submitted an application for an Interim Use Permit, this time to extend the temporary use of the property for warehousing until December 31, 2017.

Weness stated it may be more difficult to find a retail tenant if the building is already rented (for warehousing). Therefore she stated she is not in favor of extending the IUP. Hammel stated he has concerns about the building sitting vacant for too long and facing foreclosure and forfeiture. Hammel noted using the building for warehousing did not cause any disruption to area business

activity. However, there were land and parking lot maintenance issues that may become nuisances. Rockne noted if an IUP is extended there could be a clause that provides for a 30-60 day notice to vacate if a retail tenant is found.

Weness stated id the IUP were to be extended it should be reviewed periodically.

Chairman Rockne closed the public hearing at 6:15 pm.

**Motion Weness, second Myran to recommend the City Council extend the IUP to June 1, 2017 with an option to extend to October 1, 2017 if requested. Vote 2-3-0; motion fails.**

**Motion Hammel, second Dahlen to recommend the City Council approve the IUP extension to December 31, 2017 as requested, with the following provisions:**

- No further extension beyond December 31, 2017, and,**
- Property and building are maintained free of nuisances, and,**
- There will be a 60 day notice to vacate if a retail tenant is found.**

**Motion carries 3-2-0**

There being no further business, Chairman Rockne adjourned the meeting at 6:29 p.m.

Respectfully Submitted,

Dan King, Secretary