

Planning Commission Agenda
Tuesday, January 12th, 2021 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 01.08.2021 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Fences: what constitutes obstruction of view
6. New Business
 - A. Request from EDA- 2101 180th Ave
7. Other
 - A. Reports: Annual Report
8. Adjourn

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

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, January 12, 2021 - 5:30 P.M. City Hall

Present: Chair Matt Rockne, Commissioner Bev Holzheu (remote), Commissioner Joan Bucher (remote), Commissioner Bev Weness (remote), Council Member Todd Hammel, Commissioner Jennifer Prins (remote) and Commissioner Tom Steger (remote); Staff: Ryan Soukup, Brian Grudem.

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Steger, second Hammel to adopt the agenda as amended.** Approved by roll call (7-0-0).
3. **Minutes: Motion Weness, second Holzheu to approve the Planning and Zoning Commission minutes of December 8, 2020 as amended.** Approved by roll call (7-0-0).
4. **Public Hearing**
5. **Old Business**
 - A. **Fences: What constitutes obstruction of view** – Soukup had checked with other Cities (Cannon Falls, Byron and Pine Island) in front yards. All allow them in varying degrees with some differences in regard to height and visibility. The City of Zumbrota has interpreted the ordinance that there are no fences in the front yard. Mayor Hammel and Commissioner Holzheu were in favor of leaving the language as is. Currently a fence must be a 30-foot setback. Holzheu asked if this comes up often. Rockne replied not really but since it has been an issue it should be addressed, and the ordinance should be tightened up if necessary. Prins said she has seen where it is address by the usability of the lot and did not have an opinion either way. The Commission stated they were okay with leaving it as is. Rockne and Soukup can take a look ordinance and see if there is any tightening to be done. Steger asked about hedges and was told that falls under screening. Prins asked if the current code addressed the issue of transparency and stated that many need to be addressed. The consensus was that Soukup and Rockne look at the ordinance, clean it up and bring it back for review and comment.
6. **New Business**
 - A. **Request from EDA – 2101 180th Ave** – This is regarding the old Alco building owned by Steve Cheney. Family Dollar is only going to occupy a portion of the building so he would like to use the remaining 6,000 square feet for storage. EDA is asking the Planning and Zoning to explore if the remaining space could be used for other uses. There were questions about whether an additional loading dock would be added. Cheney replied he was considering this on the west side. The customer entrance would be through the existing vestibule. The question is whether a conditional use permit would be granted to allow that. Steger asked if the customers would be multiple or one customer. Rockne expressed concern about traffic flow in the front of the building. Rockne said that last time the CUP was for the entire

building but this time there is a commercial tenant. Steger said this would be fine to him as long as there was a retail customer. The Commission would like to know what Family Dollar thinks about this arrangement. The main concern is traffic flow. Commission is not opposed to it but he would need to file a CUP so the Commission can review the proposal. **Motion Hammel, second Weness to have Mr. Cheney submit his Conditional Use Permit to the Planning and Zoning Commissioner.** Approved by roll call (7-0-0).

7. Other:

A. Reports: Annual Report – Soukup presented the annual EDA report. Much of the report involved the Planning and Zoning Commission as well so it is prudent to present the report to them.

8. The meeting adjourned at 6:14 pm.