

**Planning Commission Agenda**  
**Tuesday, February 9<sup>th</sup>, 2021 ~ 5:30 p.m.**  
**City Hall**  
**\* remote meeting \***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 01.12.2021 Regular Meeting
4. Public Hearing
  - A.
5. Old Business
  - A. Fences review/revision
6. New Business
  - A. Rezone: 16800 County 168 Blvd
  - B. Rezone vs PUD-C: 17331 460<sup>th</sup> St and adjacent lot
  - C. Interim Use Permit: 2101 180<sup>th</sup> Ave
7. Other
  - A. Reports: Transition of CEDA position
8. Adjourn

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

**City of Zumbrota  
Planning Commission Regular Meeting Minutes  
Tuesday, February 9, 2021 - 5:30 P.M. City Hall**

Present: Chair Matt Rockne, Commissioner Bev Holzheu (remote), Commissioner Joan Bucher (remote), Commissioner Bev Weness (remote), Commissioner Jennifer Prins (remote) and Commissioner Tom Steger (remote); Staff: Ryan Soukup, Brian Grudem, Brenda Luhman and Scott Carlson (representing Larry Thomforde). Absent Mayor Todd Hammel.

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Steger, second Rockne to adopt the agenda.** Approved by roll call (5-0-1) Bucher abstaining.
3. **Minutes: Motion Steger, second Prins to approve the Planning and Zoning Commission minutes of January 12, 2021 as amended.** Approved by roll call (5-0-1) Bucher abstaining.
4. **Public Hearing**
5. **Old Business**
  - A. **Fences Review/Revision**– Tabled.
6. **New Business**
  - A. **Rezone: 16800 County 168 Blvd** – Larry Thomforde is looking to change this from a C2 to an industrial. He has an interested party who would like to build a recycling center. There is no direct traffic from Highway 52 but there is a possibility of CR 68 access. Traffic would not go through Zumbrota. Eventually there is an overpass proposed for this area. If approve there would be a public hearing for March 9<sup>th</sup>. Rockne talked about if this is consistent with the overall comprehensive plan. Soukup stated the future use has the surrounding properties being used as industrial. Weness spoke about if this use would be in harmony for use in general area. She is wondering if this is the place where a recycling center should be located. Soukup stated the uses around it are industrial. Scott Carlson said it is compatible with the use. Steger and Weness asked about the aesthetic of the lot. Carlson took issue with the term junk yard. Carlson stated this facility would be indoor due to the recycling of precious metals. Rockne said a site plan had been requested and if this were approved there would be time for input to ensure minimal impact on surrounding properties. Carlson stated they are just looking for the property to be rezoned. The applicant would address the other issues at time of building permit. Prins stated the use is inline with what is currently there. **Motion Steger, second Holzheu to have public hearing for March 9, 2021 at 5:35 pm.** Approved by roll call (6-0-0).
  - B. **Rezone: PUD-C: 17331 460<sup>th</sup> Street and adjacent lot**– Current land owner would like to sell to someone wanting to build storage facilities. Industrial would allow for all uses of storage and PUD-C would be a bit more flexible. It also requires

planning of the land and construction of city streets. Soukup asked for direction on which way the Commission would like to go. Steger asked about the land use for that area. It is currently zoned C2 and would be close to the solar farm. Steger questioned this use for the property due to its proximity to Highway 52. Soukup said there is a very high demand for storage units in the area. Rockne suggested exploring a PUD with the landowner. This would provide about 15 acres for current and future storage unit construction. Weness said she does not feel that is the best use for that location. Rockne says they are just looking for guidance and suggested they give a plan. Soukup said there has been a hand drawn sketch submitted but nothing firm. Brenda Luhman commented that there would be multiple types of storage available. Staff and City engineer will be involved in the process. A formal request would need to be filed and then a public hearing would need to be held. Steger said he would like to see a concept plan so he could see how it all fits together. Staff will request a more in depth drawing and concept plan. Commission would like to see a PUD rather than industrial. **MOTION Weness, second Holzheu to request more detailed plan for the next meeting. Approved (5-0-1 Bucher abstaining).**

**C. Interim Use Permit: 2101 180<sup>th</sup> Avenue** – Steve Cheney is requesting an CUP to allow industrial storage in the unused part of the former Alco building. The current plan calls for using the same foyer as the Family Dollar/Dollar Tree. If the owner got a tenant, he would consider adding an additional dock. There is 6000 sf available. **Motion Steger, second Weness to set a public hearing for March 9, 2021 at 5:40 p.m..** Approved by roll call (6-0-0).

**7. Other:**

**A. Reports: Transition of CEDA Position** – Soukup will be resigning from CEDA to pursue a full time position with the Army Reserves. The Personnel Committee is reviewing CEDA applicants.

**8.** The meeting adjourned at 6:25 pm.