

**Planning Commission Agenda**  
**Tuesday, February 11<sup>th</sup>, 2020 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 01.14.2020 Regular Meeting
4. Public Hearing
- A.
5. Old Business
- A. Solar projects
6. New Business
- A. 300 West Ave rezone from C1 to PUD-R
- B. New Planning Commissioner
7. Other
- A. Report: 2019 Report
8. Adjourn

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

**City of Zumbrota  
Planning Commission Regular Meeting Minutes  
Tuesday, February 11<sup>th</sup>, 2020 - 5:30 P.M. City Hall**

Present: Chair Matt Rockne, Commissioner Bev Weness, Commissioner Matt Brenden, Commissioner Bev Holzheu, Commissioner Brian Grudem, and Council Member Todd Hammel and Monica Capra. Staff: Ryan Soukup, Kim Simonson.

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Grudem, second Brenden to adopt the agenda. Approved 6-0-0.**
3. **Minutes: Motion Grudem, second Hammel to approve the Planning and Zoning Commission minutes of January 14, 2020. Approved 5-0-1.**
4. **Public Hearing**
5. **Old Business:**
  - A. **Solar Projects:** The Commission was presented with a draft ordinance of solar projects. They discussed how to best deal with large solar projects within city limits. They will proceed with examining the ordinance to determine how to address location and permitted uses. The item will remain on the agenda.
6. **New Business:**
  - A. **300 West Ave rezone from C1 to PUD-R:** Keller-Baartman Properties, LLC would like to build an apartment complex on the former Grover lot. In order to facilitate that they need a rezone to PUD-R which would provide a zero set back lot line. They will also be seeking TIF assistance via the EDA. **Motion Hammel, second Grudem to set a public hearing for March 10, 2020 at 5:35 pm for the rezone of 300 West Avenue from C1a to PUD-R. Approved 6-0-0.**
  - B. **New Planning Commissioner:** Tom Steger has expressed interest in serving on the Planning Commission. Steger has previously served on the Park Board. **Motion Grudem, second Hammel to recommend City Council approve the appointment of Tom Steger to the Planning Commission. Approved 6-0-0.**
  - C. **Visitor to the Board, Monica Capra:** Monica Capra, 300 Lincoln, was requesting direction in asking for a variance to build a mother-in-law apartment on to the back of the garage on the property. The Commission discussed the current ordinance which requires that this type of structure be a part of an existing home. They asked Capra to come back with more detail and clarification.

**7. Other**

- A. **2019 Annual Report:** Soukup presented the 2019 Annual Report to the Commission. He reviewed the high points. **Motion Weness, second Holzheu to accept the 2019 Annual Report. Approved 6-0-0.**

**8. Adjourn**

**Meeting ended at 6:28 pm.**