

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, March 8, 2022, 5:30 pm**  
**City Hall**

Present: Chair Matt Rockne, Commissioner Bev Weness, Commissioner Bev Holzheu, Commissioner Tom Steger, Commissioner Joan Bucher, Community Development Director Dylan Armstead, City Administrator Brian Grudem, Andrew Carlson, Gerry Webster, John Schumann, and Assistant Finance Director Kim Simonson.

1. Rockne called the meeting to order at 5:30 pm.
2. **Agenda:** Motion Steger, second Weness to adopt the agenda. Approved (6-0-0).
3. **Minutes:** Motion Steger, second Holzheu to approve the Planning and Zoning Commission minutes from February 8, 2022. Approved (6-0-0).
4. **Public Hearing**
  - a. Variance – Schumann 509 Pearl Street. The public hearing opened at 5:35 pm. Armstead gave a background of the projects requesting multiple exceptions as variances. The lot is large at 1.25 acres. Schumann is requesting variances for number of accessory buildings, height of building and style of building (the proposed building is a “pole shed” style building). Gerry Webster and Andrew Carlson said they had no complaints about the project, but staff had received two comments against the proposed variances. Steger asked why the variances should be allowed. Schumann said he wanted upstairs storage and wanted the aesthetics of a barn. Steger, Hammel both had problems with the height. Hammel was concerned about setting precedence for allowing “pole shed” type buildings and Weness stated she could not find any practical difficulty. Public hearing closed at 5:46 pm.
5. **Old Business**
  - a. Variance – Schumann 509 Pearl Street  
Hammel said his problem is having a pole shed in violation of City ordinance He doesn't think it is the same aesthetically as Schumann's home. Weness said it doesn't make the practical difficulty rule. Steger stated that new pole sheds are becoming more aesthetically pleasing and he was okay with that type of structure, but his concern was the height. Rockne stated the only thing in his favor is the size of the lot. Weness stated inconsistencies with structures in surrounding area. Hammel also stated there are too many structures on the property and too many variances were being asked for. Schumann was asked if he could get down to two accessory buildings and he stated he could. Rockne stated Schumann can build a structure, but it has to be in compliance. Steger said he could possibly approve if height were reduced. Weness asked about time limit to when the extra structures would need to be moved off the lot since now the City was aware there was an excess of accessory structures. **MOTION** Steger to approve pending reduction of accessory structures and height reduction. No second was made. **MOTION** Weness, second Hammel to deny variance request because it does not fit the ordinance and the specifications in height for an accessory structure. Approved by roll call: Rockne – aye, Weness – Aye, Holzheu – Aye, Hammel – aye, Steger – aye, Bucher – abstain.

**6. New Business**

- a. Variance – Knoepke, 994 Golf View Ave. This is a variance on lot size. They are requesting to be allowed to go five feet into the back yard setback. **MOTION** Steger, second Hammel public hearing set for April 12, 2022, at 5:35 pm. Approved 6-0-0.

**7. Other**

- a. Annual Report for 2021– Armstead highlighted the activity of last year and showed how it will play into the annual EDA report.

**8. Adjourn**

The meeting adjourned at 6:45 p.m.