

Planning Commission Agenda
Tuesday, March 9th, 2021 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 02.09.2021 Regular Meeting
4. Public Hearing
 - A. 16800 County 168 Blvd rezone
 - B. 2101 180th Ave Interim Use Permit
5. Old Business
 - A. Fences review/revision
 - B. PUD-C: 17331 460th St and adjacent lot
6. New Business
 - A. Rezone: 16800 County 168 Blvd
 - B. Interim Use Permit: 2101 180th Ave
 - C. St Paul Road Preliminary/Final Plat (set public hearing)
7. Other
 - A. Reports: Zumbrota Woodlands MOU for setbacks
8. Adjourn

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

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

Present: Chair Matt Rockne, Commissioner Bev Holzheu (remote), Commissioner Joan Bucher (remote), Commissioner Bev Weness (remote), Mayor Todd Hammel, Commissioner Jennifer Prins (remote) and Commissioner Tom Steger (remote); Staff: Ryan Soukup, Brian Grudem, Ron Ziegler, Dylan Casty, Layne Bucher, Jay Christenson, Brad Nord, Larry Thomforde, Eric Lomen, Jaime Wetzstein, Scott Carlson, and Travis Luhmann

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Steger, second Holzheu to adopt the agenda.** Approved by roll call (7-0-0).
3. **Minutes: Motion Hammel, second Prins to approve the Planning and Zoning Commission minutes of February 9, 2021.** Approved by roll call (7-0-0).
4. **Old Business**
 - A. **16800 County 168 Blvd rezone** – The property owner is looking to rezone the property to sell the property to a party interested in building a recycling center. The public hearing opened at 5:40 pm. Eric Lomen addressed the Commission. He owns the land the adjacent to the parcel. He believes this the wrong location for this position. Brad Nord asked why he did not receive mail for the City regarding this meeting. Soukup explained that his property did not receive a notice because his property was not within the City. Scott Carlson (representing Larry Thomforde) addressed the Commission stating this father-in-law wishes to develop the land and feels the proposed use is a good fit for the area and the parcel should be industrial. The public hearing closed at 6:06 pm. Commissioner Weness stated that they need to see the rezone be in harmony with the overall growth plan of the city. Soukup said water and sewer are at the property and the City is working on opening the properties for further industrial development. Steger said that with highway access cut off it really does not fit with a highway commercial use anymore. Rockne stated they are not to look at the specific business at this time but more to the use of the property. Other issues will be addressed when the plans come in. Soukup says if this is approved then the land will need to be platted and then all the uses, engineering, etc. will be considered. Jaime Wetzstein was present to address some of the questions about the specific business (even though it does not pertain to the rezone). He stated catalytic converter theft is a large problem, but his business works closely with law enforcement and follows guidelines. They do not refine metals so there is not an issue of toxicity. Brad Nord asked if there would be an access issue for a possible overpass. Grudem stated this overpass plan is not even close to being in the works at present.

- B. **2101 180th Ave Interim Use Permit** – The public hearing opened at 6:08 p.m. Steve Cheney is asking he be allowed to use the remainder of his building not used by Family Dollar/Dollar Tree for commercial storage. Jay Christenson updated the Commission on the building and stated it has been an issue to find a solution for the building. Indoor climate control storage is lacking in the area and could fill a niche for this. Christenson said he sold the Shopko building in Kasson for the same purpose. There were some questions about entrance. The main entrance will be on the McDonalds side toward the back. Steger wants to know if there is a sunset on the interim use permit. Rockne said there can be a timeline established. Staff recommendation is that the sunset condition be contingent upon the retail portion being active. The public hearing closed at 6:21 pm.

5. Old Business

A. **Fences Review/Revision**– Tabled.

B. **PUD-C 17331 460th St and Adjacent Lot** – The current landowner would like to see some lot for commercial storage. The property is currently zoned C-2 Highway Commercial which allows a maximum of 30% as storage. Commission suggested a PUD-C which requires platting of the land and construction of streets. The Commission requested a more detail rendering of the project. A concept map was provided. If the Commission likes the concept it would go to Staff and then Staff would work with the landowner for requirements for platting. After that time, the preliminary plat would come back to the Commission. The PUD would run concurrent with that process. No official application has been filed and the property owner is looking for direction for concept. Rockne stated the commission is not only zoning but planning as well and are trying to make sure the use is in alignment with the strategic plan. If the concept is approved the engineer would become involved. Travis Luhmann addressed the Commission and said he was a bit put off by the delays. He said this lot is not visible from Highway 52 and does not feel that it needs the same type of scrutiny. There is also a wetland there. The City had been approached but the cost for extending services was prohibitive. This proposal would not require water/sewer. Grudem stated he wanted it to be noted this would need a City street. Soukup said the street would not have to be constructed immediately but would need to be put in City street. Hammel stated there should be fencing should this project proceed. **MOTION Prins, second Steger to state the concept is reasonable and to send to City staff for further processing and preliminary platting.** Approved 6-0-1 (Bucher abstaining).

6. New Business

A. **Rezoning: 16800 County 168 Blvd – Motion Weness, second Holzheu to rezone 16800 County 168 Blvd from highway commercial to industrial.** Approved by roll call (6-0-1 Bucher Abstaining).

B. **2101 180th Ave Interim Use Permit - Motion Steger, second Hammel to approve the 2101 180th Avenue Use Permit so long as the primary use is retail.**

Approved by roll call (7-0-0).

C. St Paul Road Preliminary/Final Plat – Zillgitt Civil design has submitted preliminary and final plats for townhome construction on St. Paul Road. **Motion Steger, second Hammel to set a public hearing to consider the St. Paul Road Preliminary/Final Plat on April 13, 2021 at 5:35 pm.** Approved by roll call (7-0-0).

7. Other:

A. Reports: Zumbrota Woodlands MOU for Setbacks – This information regarding setbacks in the Woodlands was given for the Commission's information.

8. The meeting adjourned at 6:43 pm.