

**Planning Commission Agenda**  
**Tuesday, March 10<sup>th</sup>, 2020 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 02.11.2020 Regular Meeting
4. Public Hearing
  - A. 300 West Avenue rezone from C1 to PUD-R
5. Old Business
  - A. Solar projects
6. New Business
  - A. 300 West Ave rezone from C1 to PUD-R
  - B. Minor Subdivision DairiConcepts, LP – set public hearing
  - C. Minor Subdivision Michael and Barbara Kennedy – set public hearing
  - D. DairiConcepts, LP Conditional Use Permit – set public hearing
7. Other
  - A. Report: City of Zumbrota’s input to SF 3793
8. Adjourn

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

**City of Zumbrota  
Planning Commission Regular Meeting Minutes  
Tuesday, March 10<sup>th</sup>, 2020 - 5:30 P.M. City Hall**

Present: Chair Matt Rockne, Commissioner Bev Weness, Commissioner Brian Grudem, and Council Member Todd Hammel, Bob Keller (Keller-Baartman), Andy Baartman (Keller-Baartman) and Bill Taylor (DairiConcepts). Staff: Ryan Soukup, Kim Simonson, Neil Jensen.  
Absent: Commissioner Bev Holzheu and Commissioner Matt Brenden

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Grudem, second Hammel to adopt the amended agenda. Approved 5-0-0.**
3. **Minutes: Motion Weness, second Hammel to approve the Planning and Zoning Commission minutes of February 11, 2020. Approved 4-0-1 (Steger).**
4. **Public Hearing**
  - A. **300 West Avenue rezone from C1 to PUD-R:** Bob Keller and Andy Baartman were present at the meeting discuss the possible construction of an apartment complex on the former Grover site. Previously the site was zoned C1 but needs to be changed to a PUD-R to allow for more dense housing. The public hearing opened at 5:42 p.m. There was a presentation on possible apartment layouts and a loose overall design of the building. The hearing closed at 5:44p.m.
5. **Old Business:**
  - A. **Solar Projects:** Soukup had given the Commission copies of other City's solar ordinances. The Commission discussed how to protect future developments both residential and commercial from poor planning at the outset. Concern was voiced over protecting current and future residential developments as well as how to plan for future roadways which could be encroached upon with a larger development. After considerable discussion the Commission decided they were comfortable with using the Conditional Use Permit process to address any issues. **Motion Grudem, second Holzheu to recommend the City Council life the moratorium on Solar Projects. Approved 5-0-0.**
6. **New Business:**
  - A. **300 West Ave rezone from C1 to PUD-R: Motion Hammel, second Grudem to recommend City Council approve the rezone of 300 West Avenue from C1a to PUD-R. Approved 5-0-0.**
  - B. **Minor Subdivision DairiConcepts, LP – Set Public Hearing:** Bill Taylor, DairiConcepts, was present to discuss the possibility of swapping land with

Michael and Barbara Kennedy in order to facilitate a capital expansion by DairiConcepts. **Motion Steger, second Grudem to set a public hearing for the proposed minor subdivision DairiConcepts at 5:35 p.m. on April 14, 2020. Approved 5-0-0.**

**C. Minor Subdivision Michael and Barbara Kennedy – Set Public Hearing: Motion Steger, second Hammel to set a public hearing for the proposed minor subdivision Michael and Barbara Kennedy at 5:40 p.m. on April 14, 2020.**

**D. DairiConcepts, LP Conditional Use Permit – Set Public Hearing:** Bill Taylor spoke to the Commission about the proposed addition of a drying tower which exceeds the maximum height allowed in the City. DairiConcepts will need a conditional use permit in order to construct a 125 foot tower to facilitate drying of cheese. Hammel asked Taylor if odor concerns will be addressed with this new tower. Taylor replied the new tower will be equipped with “scrubbing” technology which will clean the air emissions. Hammel also asked about the pretreatment equipment which is also part of the project. This process would allow DairiConcepts to pretreat their waste water down to domestic strength before it hits the City’s facility. Taylor said they are aware of odor concerns and believe this proposed expansion will alleviate this. **Motion Weness, second Grudem to set a public hearing for DairiConcepts, LP Conditional Use Permit at 5:45 p.m. on April 14, 2020.**

## 7. Other

**A. Report: City of Zumbrota’s input to SF 3793 Soukup** told the Commission he had sent an email to Senator Goggins in opposition to SF 3793. This is a proposed change to the building code structure which would force building permits to have fees based strictly on square footage rather than types of buildings and finishes. This would negatively affect small communities which rely on independent building inspection companies. The measure is meant to deter certain cities from overcharging on permits.

**B. Variance Guidance:** Soukup reviewed the variance guidance with the Commission.

**C. Mining:** Some of the land owned by Todd Houghton which was annexed into the City contains gravel deposits. Houghton would like to be allowed to mine that gravel. The Commission discussed the ordinances which currently addressed mining within the City. Reclamation and wetlands are a concern. This topic will be put on the agenda.

## 8. Adjourn

**Meeting ended at 6:47 pm.**