

Planning Commission Agenda
Tuesday, April 11th, 2017 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 2.14.2017 Regular Meeting (no quorum at 3.14.2017 mtg.)
4. Public Hearing
 - A.
5. Old Business
 - A. Former Grover Redevelopment – Midwest Dental
 - B.
6. New Business
 - A. Former Grover Minor Subdivision Request
 - B
7. Other
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, April 11, 2017 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Todd Hammel, Bev Weness, Roberta Callahan.
Absent: Commissioners Richard Myran, Betty Jo Grothe and Sara Durhman. Also Present:
Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:35 p.m.**
- 2. Agenda: Motion Hammel, second Rockne to approve the agenda as submitted. Carried 4-0-0**
- 3. Minutes: Motion Rockne, second Hammel to approve the minutes from the February 14, 2017 meeting as submitted. Carried 4-0-0**
- 5. Old Business**

A. Former Grover Auto Redevelopment – Midwest Dental

Members reviewed a tentative proposal for a 2,600 square foot dental clinic on a 60' x 120' (7,200 sf) portion of the lot, or the southerly quarter. Midwest Dental is currently located at 379 Main Street, next to Bridget's Café. They have outgrown this location and are in need of a larger building. A minor subdivision splitting the lot would need to be issued from the Planning Commission and City Council in order to proceed.

In 2004 the site was evaluated with Phase I and II environmental assessments. There was some contamination from leaking underground fuel tanks; this contamination was remediated and the MN Pollution Control Agency (MPCA) issued a "No Further Action" letter regarding the soil cleanup. The Phase II Report did not indicate any reason to check for groundwater contamination, and the "No Further Action" did not address groundwater.

The current developer, Bob Aranyi of Baum Realty Group, was not comfortable with the status of the contamination cleanup and requested the City complete a groundwater analysis as a condition of the sale. Staff received an estimate from an environmental engineering company to perform this analysis; the estimate was about \$20,000. This issue will be brought to the Economic Development Authority at its April 19th meeting. No action was taken

There being no further business, Chairman Rockne adjourned the meeting at 5:54 p.m.

Respectfully Submitted,

Dan King, Secretary