

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, April 12, 2022, 5:30 pm**  
**City Hall**

Present: Chair Matt Rockne, Commissioner Bev Weness, Commissioner Bev Holzheu, Commissioner Jennifer Prins, Mayor Todd Hammel, Community Development Director Dylan Armstead, Curt Knoepke, Rebecca Knoepke, Tamara Knoepke, Riley Knoepke, Tom Phillips, Carrie Phillips, John Schumann, and Assistant Finance Director Kim Simonson.

1. Rockne called the meeting to order at 5:34 pm.
2. **Agenda:** Motion Weness, second Holzheu to adopt the agenda. Approved (5-0-0).
3. **Minutes:** Motion Weness, second Holzheu to approve the Planning and Zoning Commission minutes from March 8, 2022. Approved (5-0-0).
4. **Public Hearing**
  - a. Variance – Knoepke 994 Golf View Ave. The public hearing opened at 5:35 pm. Rebecca Knoepke addressed the Commission and explained the reason for the variance request. The owners are requesting to be allowed to encroach five feet into the back yard setback to accommodate the proposed 1465 square foot home. The minimum house allowed in the subdivision is 1300 square feet. The proposed home fits in with the other homes in the area. Staff had received two letters of support. Tom and Carrie Phillips were present as neighbors and stated they have no issues with the house. The public hearing closed at 5:43 pm.
5. **Old Business**
  - a. Variance – Knoepke 994 Golf View Ave  
The Commission discussed the variance request. They found the following findings of fact: The lot size and shape present practical difficulty. The house is not too big for the lot and will not affect the character of the neighborhood. Also, the landowner did not create the difficulties. **MOTION** Hammel, second Prins to recommend approval of the variance request for 994 Golf View Avenue due to practical difficulties. Approved 5-0-0.
6. **New Business**
  - a. Minor Subdivision/”Lot Consolidation”  
Armstead presented the Commission with some examples of properties which could present themselves for consolidation. The Commission discussed the implications and will look at these types of requests as they come up.
7. **Other**
  - a. Building Permit Report – Quarter 1 – Armstead reported on the first quarter building. There were thirty-three permits issued with a market value of approximately \$3.5 million. Nine single family homes have been issued permits with an average cost of approximately \$366,000.
  - b. Olmsted County Housing Summit – Armstead had attended a housing summit to network and learn more about affordable housing for the area.
  - c. US Senator Tina Smith Meeting – Tina Smith visited to look at the site for the water looping. This project has been awarded \$1,000,000 from the Federal level.
8. **Adjourn**

The meeting adjourned at 6:15 p.m.