

**Planning Commission Agenda**  
**Tuesday, April 13<sup>th</sup>, 2021 ~ 5:30 p.m.**  
**City Hall**  
**\* remote meeting \***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 03.09.2021 Regular Meeting
4. Public Hearing
  - A. Saint Paul Road Preliminary/Final Plat
5. Old Business
  - A. St Paul Road Preliminary/Final Plat
6. New Business
  - A. Vacation Request: 169 9<sup>th</sup> St E
  - B. Potential Ordinance Creation: Airbnb's
  - C. Potential Ordinance Creation: Drones
7. Other
  - A. City Building Official update.
  - B. Update: Rezone: 16800 County 168 Blvd
  - C. Update: Interim Use Permit: 2101 180<sup>th</sup> Ave
  - D. Update: 17331 460<sup>th</sup> St. Potential Sale
8. Adjourn

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

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, April 13, 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: Dylan Armstead, Brian Grudem. Kim Simonson, Brian Blakstad, Brenda Luhmann and Mike Zillgitt.

1. **Chair Matt Rockne called the meeting to order at 5:33 p.m.**
2. **Agenda: Motion Hammel, second Rockne 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 March 9, 2021.** Approved by roll call (7-0-0).
4. **Public Hearing**
  - A. **Saint Paul Road Preliminary/Final Plat** – The public hearing was opened at 5:36 p.m. Mike Zillgitt (Zillgitt Civil Design) was present to discuss the townhome construction on St. Paul Road. There was no public comment and the hearing closed at 5:38 p.m.
5. **Old Business**
  - A. **St Paul Road Preliminary/Final Plat – MOTION Weness, second Steger to recommend approval of the St. Paul Road Townhomes preliminary map.** Approved by roll call (7-0-0).
6. **New Business**
  - A. **Vacation Request – 169 9<sup>th</sup> Street E** – Brian Blakstad was present to ask the Commission how best to go about getting parcels of land turned into one parcel. He would like to do that and build at 169 9<sup>th</sup> Street East. There was discussion on vacation of 9<sup>th</sup> Street as well as possible easement issues. The item will stay on the agenda and there will need to be some discussion with an engineer.
  - B. **Potential Ordinance Creation: Airbnb's** – An ordinance clarification may be needed in the future, but no action was taken at this time.
  - C. **Potential Ordinance Creation: Drones** – An ordinance clarification may be needed in the future, but no action was taken at this time.
7. **Other: Reports**
  - A. **City Building Official Update** – Building permit requirements and obligations will be taken care of by the current building officials. Language clarification and additional comment may be needed in order for this to proceed. The Commission

will be reviewing any changes.

**B. Update: Rezone: 16800 County 168 Blvd** – Developer Scott Carlson has been in touch with the city as to clarifications surround future planned roads and the definitions of a PUD.

**C. Update: Interim Use Permit: 2101 180<sup>th</sup> Avenue** – The real estate agent representing the owner wanted additional clarification on if the IUP would continue if the property were to change hands. The Commission would revisit this if there were a potential sale.

**D. Update: Potential Rezone/Sale: 17331 460<sup>th</sup> St & adjacent lot** - Property owner Brenda Luhman was present to discuss the rezone of her property. She is looking for clarification on what the property can be used for and would like to proceed without incurring expense. Staff stated that there needs to be more information before they can address all the questions Luhman has.

8. The meeting adjourned at 6:52 pm.