

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, May 9, 2023, 5:30 pm**  
**City Hall**

Present: Chair Matt Rockne, Commissioners Bev Weness, Bev Holzheu, Tom Steger, Connie Boyd, Kim Jensen, and Council Member Joan Bucher. Also present: Community Development Director Kurt Meister, Community Planner Munira Alimire, City Administrator Brian Grudem.

Attendance: Deborah White, her son, Council Member Kevin Amunson

1. Rockne called the meeting to order at 5:30 pm.
2. **Agenda:** Amendment to the agenda, zoning ordinance application. Motion to approve agenda as amended Tom Steger, second Jensen. Approved 5-0-0
3. **Minutes:** Date of March 14 was incorrect. Motion Steger, second Weness to approve the Planning and Zoning Commission minutes from April 11, 2023, as amended. Rockne question on 7.a. “Attorney informed city, Not Good Enough for R3” – Rockne clarified 7a – allowing CUP on height, size, but still have one accessory building. Discussion on 90 or 30 days to remove accessory building. Passed 5-0-0.
4. **Public Hearing**
5. **Old Business**
6. **New Business**
  - Addition to the agenda was put to B
  - a. Variance (407 East 3<sup>rd</sup> Ave) Deborah White residence. Meister informed the committee of the variance request for a garage on her lot. The lot is located on the corner of two public streets, the side yard setback would be 12’. Deborah White is asking for a variance to construct a 28’x 26’ garage. Meister informed the committee that the new garage would fit the 35% lot coverage. Steger questioned the variance of how far, size of garage. Rockne stated the lot was AN lot, small and the house was manufactured (some neighborhood dissension), Grudem question the front yard setback – Jensen called for a Public Hearing set for June 13, Bucher seconded Passed 5-0-0
  - b. Newly added: Kevin Amundson has applied to raise “laying ducks” in town. He is hoping to change the language of Zumbrota city ordinance 2015-02 to permit the keeping of laying ducks due to his wife’s allergic reaction to chicken eggs. Meister shared information on laying ducks, eggs and sound are not an issue. Water is not required for ducks to swim, rancid water from pools was addressed. Ducks are becoming the new animal to raise in urban settings.
    - i. Committee had discussion of positives. Rockne suggested coming back with a draft on ducks. Proposing adding Ducks/Chickens to the current ordinance. Admunson informed committee of the need for small water source for ducks to clean face (nostrils)

ii. Grudem requested 10 total fowl, not 10 ducks and 10 chickens. Steger motioned to have staff consider an ordinance discussion at the next meeting. Jensen second Passed 5-0-0

c. Tiny Homes – Alimire informed the committee of tiny homes. Create a village for people who may need this (veterans, young moms, etc) Yard Homes not a fan of Zumbrota. Jensen asked why they did not like them? Too expensive. Video of homes in Duluth was shown to the committee. Grudem informed the committee of past work with Armsted and needs of tiny home lots. Boyd questioned who was in charge of funding – Alimire informed the committee the homes are purchased and guidelines for financing HUD, through grants. Alimire informed of funding possibilities and Joselyn, who she is working with. Holzheu questioned who would live in the homes, Alimire informed of the possibilities.

- i. Homes are roughly 8’ wide and 40’ long, examples are near the college in Winona
- ii. Weness addressed the income and home prices of Zumbrota homes as well as age of community, stated the community is financially stable, tiny homes would not fit the community, but townhomes would be better. Jensen expressed the positiveness of small home community for Zumbrota.
- iii. Alimire asked for lots in town, where would the best spot be?

#### **7. Other**

#### **8. Adjourn**

The meeting adjourned at 6:28 p.m.