

Planning Commission Agenda
Tuesday, May 8th, 2018 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 4.10.2018 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Zoning Code Review
 - B.
6. New Business
 - A. EDA Sale of Land to Jana Scholl, Edward Jones Financial office proposal
 - B.
 - C.
7. Other
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, May 8th, 2018 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Bev Weness, Todd Hammel, Roberta Callahan, Tawny Michels, Matthew Brenden and Brian Grudem. Also Present: Jana Scholl, Edward Jones Financial, Kelly Hovel, and Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:30 p.m.**
- 2. Agenda: Motion Callahan, second Grudem to approve the agenda as submitted. Carried 7-0-0**
- 3. Minutes: Motion Michels, second Hammel to approve the minutes from the March 13th, 2018 meeting as submitted. Carried 6-0-1 (Brenden abstains)**
- 5. Old Business**
 - A. Zoning Code Review**

Staff briefly discussed a zoning code provision regarding required setbacks for accessory structures. The item was tabled for further research and consideration at future meetings. No action was taken on this item.

- 6. New Business**
 - A. EDA Sale of Land to Jana Scholl, Edward Jones Financial**

Staff stated the EDA has received an offer to purchase the lot at the NE intersection of West Ave. & 4th Street. The 60' 60', 3,600 square foot parcel is owned by the EDA. The sale would accommodate construction of a 1,800 sf office building. MN State Statute requires Planning Commission review of proposals to sell public land to determine if the sale is consistent with the City's Comprehensive Plan. Members reviewed applicable sections of the Comp Plan which states as goals: "Reinforce downtown's role as the heart of the City...make downtown a destination, improve/strengthen the appearance & sense of place of the downtown core, and smart, efficient growth of all commercial areas".

Members concurred the proposed office space is consistent with the stated goals of the Comprehensive Plan. Staff noted the lot is currently vacant and had been purchased by the City as part of the Page Welding/Grover Auto Redevelopment. Member Grudem stated there would need to be ADA compatible off-street parking provided. Scholl stated an ADA parking stall would be provided.

Motion Rockne, second Callahan to declare the sale of EDA land for office development in compliance with the Comprehensive Plan. Carried 7-0-0

7. Other

Resident Kelly Hovel was present to address the Planning Commission about a six foot high fence he would like to construct on his property at 801 Willowmere Drive. The property is on the corner of Willowmere and 8th Ave. According to the Zumbrota fence ordinance, no fence in the front yard may be over 4 feet. Mr. Hovel stated that since the road has not yet been constructed, and may not for a period of time, he be allowed to construct the fence at six feet in height. He stated his dog can jump a 4 foot fence and therefore he requires a higher fence. Member were sympathetic and discussed alternatives but were not inclined to approve a variance to the ordinance. No action taken at this time.

There being no further business Chairman Rockne adjourned the meeting at 6:20 pm.

Respectfully Submitted,

Dan King, Secretary