

Planning Commission Agenda
Tuesday, May 14th, 2019 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 05.14.2019 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Zoning Code Review
 - a. Accessory Building Setbacks
 - b. Accessory Dwellings
6. New Business
 - A. Applicant for Planning Committee seat – Bev Holzheu
 - B. Scenic View Annexation
7. Other
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, May 14, 2019 - 5:30 P.M. City Hall**

Present: Chairman Matt Rockne, Commissioner Todd Hammel (5:45 p.m.), Commissioner Bev Weness, Commissioner Matt Brenden, Commissioner Brian Grudem, Joe Wobig, and Bev Holzheu. Staff, Ryan Soukup, Kim Simonson and Neil Jensen.

1. **Chairman Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Brenden, second Grudem to adopt the agenda. Approved**
3. **Minutes: Motion Weness, second Brendan to approve the Planning and Zoning Commission minutes of April 9, 2019. Approved.**
4. **Public Hearing**
5. **Old Business**
 - A. **Accessory Building Setbacks**

Soukup asked the Commission how or if they would like to proceed on amending the current accessory building setback ordinance. There was discussion about allowing accessory buildings within the five foot setback. Grudem said Rochester allows encroachment on the setbacks through the approval of a variance request. In the past variances were only allowed in cases of hardship but currently they are allowed in cases of practical difficulty. Soukup will gather data and present options for wording of the ordinance at the next meeting.
 - B. **Accessory Dwellings**

Last year a City resident had requested to be allowed to construct an accessory dwelling on their property. The current ordinances do not allow for that. The Commission discussed various options and stated they are currently open to additions on existing homes but not separate dwellings. Soukup was directed to come to the next meeting with information on what other communities do and also to suggest possible ordinance language.
6. **New Business**
 - A. **Applicant for Planning Committee Seat**

Bev Holzheu was introduced to the Commission as a candidate to fill a vacant seat. Motion Hammel, second Weness to recommend the Zumbrota City Council appoint Bev Holzheu to the Planning and Zoning Commission. Approved.
 - B. **Scenic Views Annexation**

Joe Wobig presented the Commission with a rendering of his proposed Scenic Views Addition. The addition would have a mix of townhomes and single family homes. The City will also be swapping some land if the annexation and

development are approved. This swap will allow for better access for the city to the water tower. Motion Brenden, second Grudem to ask the Council to set a public hearing on the Scenic Views Addition Annexation. Approved.

Meeting end at 6:30 pm.