

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, June 13, 2023, 5:30 pm
City Hall

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

Attendance: Julie, Quant, Deborah White, Logan White, Charles MacArthur, Sheralyn Bennett, Jayn Miller, Bob Miller

Rockne called the meeting to order at 5:30 pm.

1. **Agenda:** Amendment to the agenda, add variance application – 1443 Anthony Ct, listed as 6.b. on the agenda. Motion to approve agenda as amended Joan Bucher, second Weness. Approved 4-0-0
2. **Minutes:** Approval of minutes. Motion to approve Bucher, second Jensen. Passed 4-0-0

Time was short to start public hearing. Rockne moved 6.b. up to fill time. Meister stated a variance, originally two lots that were combined into 1. Setback from 30' to 25'. Application was moved to public hearing on July 11 at 5:35pm. Motion to approved by Jensen, seconded by Bucher. Passed 4-0-0

3. Public Hearing

- a. **Variance (407 East 3rd Ave)** Rockne opened the hearing to the public at 5:35 for comments: Meister stated the variance from Deborah White, looking to build a garage at the end of her driveway. The variance is for the side yard setback of 12 feet (corner lot). Garage would dig into side yard setback by 9'
Rockne questioned position of future garage
Bennett – questioned what was being looked at?
Weness questioned where garage will go
Rockne established what variance is for, opened hearing:
D. White – what are the issues? Rockne listed 5 variance ordinances.
Audience questioned the reason for variance – hitch on house, water runoff, can build garage fits property, plans submitted with garage at that time?
Grudem stepped in the discipline out of line comments by member of audience.
L. White stated the need for a garage for car safety and storage.

Rockne asked about moving garage over towards house, then no need for variance. Already have concrete laid, too much \$\$ to alter. Weness stated her desire for more members present to make a decision. Hearing was tabled for next month July 11, as per state code - Carried 4-0-0

4. Old Business

- a. **Review of Zoning Ordinance Amendment Application – 614 W. 4th St.**

- i. Kevin Admunson looking to add laying ducks to ordinance. Meister added prohibiting small pools. Rockne – need definition of laying duck?

10 total, 2 ducks & 8 chickens. Grudem pointed out ducks do not lay eggs at same volume, need more ducks than 2.

Bucher stated adding more than 2 would be acceptable. Grudem suggested 4 ducks, other members needed to finalize revisit on next meeting.

5. New Business

- a. Rural service district explained by Meister, sent to public hearing next month. County pre justifies all parcels in the district. The parcels are not industrial, platted, or developed – therefore pay 80% tax rate.
 - i. Public hearing scheduled for 5:45 motion Jensen, 2nd Bucher second, carried 4-0-0

Meeting adjourned at 6:25pm