

**Planning Commission Agenda**  
**Tuesday, June 8<sup>th</sup>, 2021, 5:30 pm**  
**Zumbrota City Hall & Remote**

1. Call to Order
2. Adopt/Amend Agenda
3. Approve Minutes 05.11.2021 Regular Meeting
4. Public Hearing
  - a. Variance Request – 700 Golf View Ave
5. Old Business
  - a. Variance Request – 700 Golf View Ave
  - b. Decks in PUD Zones
6. New Business
  - a. Carnegie Library Building – Permitted Uses
7. Other
  - a. Vacation Request: 169 9<sup>th</sup> St. E
8. Adjourn

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

**City of Zumbrota  
Planning Commission Regular Meeting Minutes  
Tuesday, June 8, 2021 - 5:30 P.M.  
City Hall**

Present: Chair Matt Rockne, Commissioner Bev Weness (remote), Commissioner Jennifer Prins (remote), Commissioner Tom Steger (remote), Mayor Todd Hammel and Staff: Dylan Armstead and Kim Simonson. Tina and Eric Hostager, Andy Cummings and Barry and Holly Hentz.

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Hammel, second Weness to adopt the agenda.** Approved by roll call (4-0-0).
3. **Minutes: Motion Hammel, second Rockne to approve the Planning and Zoning Commission minutes of May 11, 2021.** Approved by roll call (2-0-0 Hammel and Steger abstaining).
4. **Public Hearing**
  - A. **Variance Request – 700 Golf View Ave**

The public hearing opened at 5:35 pm. The Hostagers own a lot in the Highlands which is an odd pie shape. They are requesting to be allowed to build into the rear setback in order to get the home to fit the lot. The rear lot line abuts a rural property. Neighbors Holly and Barry Hentz were present but had no objections to the proposal. The meeting closed at 5:41 p.m.
5. **Old Business**
  - A. **Variance Request – 700 Golf View Ave – Motion Hammel, second Weness to approve the variance request for 700 Golf View Avenue citing the unique layout of the lot and that the proposed structure will not alter the essential character of the locality.** Approved by roll call (4-0-0).
  - B. **Decks in PUD Zones –** The Building Officials are requesting clarification on current language about decks in PUD zones. The current ordinances allow decks to encroach into setbacks but there are no specifics regarding how much and where. Staff suggests using the following guideline: Decks are allowed to encroach into setbacks but not within 5’ of side yard property lines of 20’ from rear yard property lines. No deck is allowed within front yard setback without a variance. **Motion Steger, second Hammel to use the interpretation as guidelines.** Approved by roll call (4-0-0). Staff will also review other cities ordinances and seek guidance from the League of Minnesota Cities.
6. **New Business**
  - A. **Carnegie Library Building – Permitted Uses –** Armstead has had some inquiries about the Carnegie Building. Those interested parties have asked if the lower level could be turned into living space and the upper as retail/commercial. The

Commission stated the building is unique and that a variance would be considered if someone wanted to pursue this avenue.

**7. Other: Reports**

**A. Vacation Request – 169 9<sup>th</sup> Street E** – There was no update from future property owner Bryan Blakstad in his request for a potential city vacation of land between 9<sup>th</sup> and 10<sup>th</sup> street.

**8.** The meeting adjourned at 6:18 pm.