

Planning Commission Agenda
Tuesday, June 09th, 2020 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 05.12.2020 Regular Meeting
4. Public Hearing
 - A. 118 E. 4th St.
 - B. 300 Jefferson Dr.
5. Old Business
 - A.
6. New Business
 - A. Variance: 118 E 4th St.
 - B. Variance: 300 Jefferson Dr.
 - C. Conditional Use Permit: 24 Jefferson Dr.
 - D. Conditional Use Permit: Field north of 460th St, west of 45884 County 10 Blvd, Zumbrota
 - E. Variance request: Jay Erickson, Falk Collision
 - F. CUP fee waiver: Dale Whitted/Gary Harbo
7. Other
 - A. Report: Commission member Matthew Brenden resignation
8. Adjourn

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

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, June 9, 2020 - 5:30 P.M. City Hall

This meeting was held remotely. Chair Matt Rockne was present at City Hall.

Present: Chair Matt Rockne, Commissioner Bev Weness (joined at 5:40pm), Commissioner Brian Grudem, Commissioner Bev Holzheu, Commissioner Tom Steger and Council Member Todd Hammel, Gary Harbo, Colin Masterson (Gordian Energy), Mike Bufalini (Gordian Energy) and Stacy Johnson Staff: Ryan Soukup, Kim Simonson, Mike Olson.

1. **Chair Matt Rockne called the meeting to order at 5:34 p.m.**
2. **Agenda: Motion Steger, second Grudem to adopt the agenda with the addition of “Accept Resignation of Commissioner Matt Brenden.** Approved (Rockne, Grudem, Holzheu, Brenden, Steger and Hammel voting aye).
3. **Minutes: Motion Grudem, second Brenden to approve the Planning and Zoning Commission minutes of May 12, 2020.** Approved (Rockne, Grudem, Holzheu, Brenden, Steger and Hammel voting aye).
4. **Public Hearing**
 - A. **Variance Request: 118 E 4th Street** Stacy Johnson has requested she be allowed to install at 12 X 20 shed on her property. Her property is a C1a which will allow for more of the lot to be covered with structures. Grudem stated since the shed is over 200 square feet a building permit will be required. The public hearing closed at 5:40 pm.
 - B. **Variance Request: 300 Jefferson Drive:** Paul Tschann and Monica Capra are requesting to add an accessory dwelling unit onto the back of their garage. The current ordinance stated the ADU must be attached to the house. Brad Birmingham stated there are some run off issues in his back yard and he was wondering how storm water would be addressed. Also Birmingham was concerned that allowing this type of structure would open the door to more people wanting to do this. He was told anyone wishing to do this had to go through the variance process. The public hearing closed at 5:53 pm.
5. **Old Business:**
6. **New Business:**
 - A. **Variance Request: 118 E 4th Street:** The findings of fact were practical difficulties, the second accessory structure is an open air gazebo and the property is a C1a district. **Motion Hammel, second Steger to approve the variance request for 118 E. 4th Street.** Approved (Rockne, Weness, Grudem, Holzheu, Steger and Hammel).

- B. Variance Request: 300 Jefferson:** The findings of fact were practical difficulties, the historical significance of the home and the large size of the lot. **Motion Steger, second Hammel to set a public hearing for a variance request for 300 Jefferson for June 9th at 5:40 p.m.** Approved (Rockne, Weness, Grudem, Holzheu, Steger and Hammel voting aye).
- C. Conditional Use Permit 24 Jefferson Drive:** Doug Matthees of Matthees Oil is requesting a CUP in order to add an additional 30,000 gallon tank to his business. He does not meet required setbacks but has a verbal agreement from the management at Raasch Ranch that they approve of the project. **Motion Grudem, second Hammel to set a public hearing for a variance request for 24 Jefferson Drive for July 14th at 5:40 p.m.** Approved (Rockne, Weness, Grudem, Holzheu, Steger and Hammel voting aye.).
- D. Conditional Use Permit: Field north of 460th St. west of 45884 County 10 Blvd, Zumbrota:** Gordian Energies is proposing building a 1 megawatt garden on this lot located within the city limits on 8 acres within a 20 acre parcel currently used for agriculture. Staff is recommending a subcommittee be established to work through concerns which other solar projects have faced in the past. **Motion Grudem, second Hammel to set a public hearing for a conditional use permit for the Field north of 460th St. west of 45884 County 10 Blvd, Zumbrota for July 14th at 5:40 p.m. and to have staff reach out to establish a subcommittee.** Approved (Rockne, Weness, Grudem, Holzheu, Steger and Hammel voting aye).
- E. Variance Request: Jay Erickson, Falk Collision:** Jay Erickson of Falk Collision is requesting a variance to add on to the rear and side of his shop. **Motion Weness, second Holzheu to set a public hearing for a variance request for Jay Erickson, Falk Collision for July 14th at 5:50 p.m.** Approved (Rockne, Weness, Grudem, Holzheu, Steger and Hammel voting aye).
- F. CUP fee waiver: Dale Whitted/Gary Harbo:** Gary Harbo was asking for the CUP fee to be waived. The fee was to be for installing a fence on the floodway on Dale Whitted's property. Weness, Steger and Hammel expressed concern that this would create a precedence. The request was withdrawn.

7. Other

Matt Brenden has moved out of town and has submitted his resignation from the Planning Commission. **Motion Rockne, second Holzheu to accept the resignation of Matt Brenden.** Approved (Rockne, Weness, Grudem, Holzheu, Steger and Hammel voting aye).

Also Soukup reported he may be on military orders for the July 14th meeting. If he is absent Simonson will assist Rockne with the meeting.

8. Adjourn

Meeting ended at 6:35 pm.