

Planning Commission Agenda
Tuesday, June 12th, 2018 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 5.8.2018 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Zoning Code Review
 - B.
6. New Business
 - A. Urban/Goad Minor Subdivision
 - 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, June 12th, 2018 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Bev Weness, Todd Hammel, Roberta Callahan, Matthew Brenden and Brian Grudem. Also Present: Robert Goad, Judy Lang and Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:30 p.m.**
- 2. Agenda: Chairman Rockne added 6B Trelstad Estate Lot Combination Proposal and 6C Gerken Drive Inquiry. Motion Weness, second Callahan to approve the agenda as amended. Carried 6-0-0**
- 3. Minutes: Motion Hammel, second Grudem to approve the minutes from the May 8th, 2018 meeting as submitted. Carried 6-0-0**
- 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. Urban/Goad Minor Subdivision**

Mr. Lynn Urban, 468 E 4th St. has applied for a minor subdivision to split off a 20' x 120' (2,400sf) strip from his parcel. The intent is to sell the residual property to his neighbor, Robert Goad. The sale would address a situation where Mr. Goad is currently encroaching approximately four feet onto Mr. Urban's property. Mr. Urban plans to sell the property soon and would like to clear up the discrepancy.

Section 25. Subdivision Ordinance, Subsection 6 Minor Subdivisions accommodates the splitting of a lot for sale to a neighbor as follows:

“In the case of a request to divide a lot where the division is to permit the adding of a parcel of land to an abutting lot”

Both lots after the split and merge meet all criteria of the Zoning Code.

Motion Hammel, second Brenden to recommend the City Council approve the minor subdivision. Carried 6-0-0

B. Trelstad Estate Lot Combination Request

Judy Lang, developer of Trelstad Estates Second Addition residential subdivision addressed the board regarding a request to modify several remaining lots in the subdivision. The proposed changes are to:

- A. combine four lots into one lot, (Lots 1, 2, 3 & 4; Block 1)and,
- B. combine two lots into one lot (Lots 7 & 8, Block 1).

The reasoning for the combining of lots is to address development limitations from an Xcel Energy utility easement and geography, specifically steep slopes.

Members noted there are physical difficulties with the lots as platted and were receptive of the proposal. Staff was directed to review the terms of the homeowners association and respond at the next meeting. Judy Lang was asked to submit a written request at the next meeting for review.

No formal action was taken at this time.

C. Gerken Drive Inquiry

Staff stated he had been contacted by a realtor representing a resident that owns property at 336 Gerken Drive. The same resident also owns two separate parcels adjacent that does not have public access. The realtor was inquiring about the ability of the homeowner to build a garage on one of the separate parcels. Staff noted the City Code generally requires a primary structure on a parcel. However, based on the lack of public access it seems reasonable to allow the property owner to build on the vacant lot. There should be a way to consolidate the parcels so they couldn't be sold separately in the future.

No formal action was taken at this time.

7. Other

There being no further business Chairman Rockne adjourned the meeting at 6:22 pm.

Respectfully Submitted,

Dan King, Secretary