

**Planning Commission Agenda**  
**Tuesday, July 09<sup>th</sup>, 2019 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 06.11.2019 Regular Meeting
4. Public Hearing
  - A.
5. Old Business
  - A. Zoning Code Review
    - a. Accessory Building Setbacks
    - b. Accessory Dwellings
6. New Business
  - A. Annexation of Water Tower parcel
  - B. Modular home at 752 WILLOWMERE DR, Trelsted 1<sup>st</sup> addition
  - C. Brunner rezone
7. Other
  - A. Report: Commercial Water Filters permit submission
8. Adjourn

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



**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, July 9, 2019 - 5:30 P.M. City Hall**

Present: Chairman Matt Rockne, Commissioner Todd Hammel, Commissioner Bev Weness, Commissioner Andrew Brendan, and Commissioner Bev Holzheu. Staff: Ryan Soukup and Kim Simonson.

1. **Chairman Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Hammel, second Weness to adopt the agenda with the addition of 6D. Set Public Hearing for CUP on August 13 and 6E. Set Public Hearing Minor Subdivision on August 13. Approved**
3. **Minutes: Motion Hammel, second Holzheu to approve the Planning and Zoning Commission minutes of June 11, 2019. Approved.**
4. **Public Hearing**
5. **Old Business**
  - A. **Accessory Building Setbacks**

The Commission discussed the language for accessory building setbacks. Soukup brought in language from other cities and it varied from city to city. The Commission will review wording. Motion Weness, second Hammel to table the item until the next meeting. Approved.
  - B. **Accessory Dwellings**

The Commission reviewed the accessory dwelling verbiage. After discussion it was agreed that 600 sf seemed like a good maximum. Motion Weness, second Hammel to table the item until the next meeting. Approved.
6. **New Business**
  - A. **Annexation of Water Tower Parcel**

The parcel on which the water tower is located is owned by the City but not within City limits. To clean things up the City would like this parcel annexed. Motion Weness, second Brendan to recommend Council set a public hearing for 8/13. Approved .
  - B. **Modular Home at 752 Willowmere Drive, Trelstad 1<sup>st</sup> Addition**

The owners of 752 Willowmere are considering building a modular home on the site. The Commission discussed the different types of housing. City ordinances do not distinguish a difference between a conventionally built home and a modular home. Those present discussed the covenants in the Trelstad addition. Covenants are not enforced by the City so this matter would be up to the Architectural Review Board of the Trelstad Addition.

**C. Brunner Rezone**

The County approved the rezone of the Brunner property located in an agricultural fringe area against the wished of the City. Soukup asked if the Commission would like to reach out to the County to request more input in future cases of this sort. He was directed to do so.

**D. Public Hearing CUP**

Minnesota Energy is requesting a CUP for a natural gas station within the Jacobson Park/Industrial Park area. The Commission has concerns about location, safety and aesthetics. They would like more information.

**E. Set Public Hearing Minor Subdivision**

The Commission wants more information on the Minnesota Energy minor subdivision before they will recommend a public hearing.

**7. Other**

**A. Report: Commercial Water Filters Permit Submission**

Soukup reported Commercial Water Filters had submitted a building permit for a new building on July 2<sup>nd</sup>.

**Meeting ended at 6:54 pm.**