

Planning Commission Agenda
Tuesday, July 10th, 2018 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 6.12.2018 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Zoning Code Review
 - B.
6. New Business
 - A. 2019 Budget
 - 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, July 10th, 2018 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Bev Weness, Todd Hammel, Matthew Brenden and Brian Grudem. Absent: Roberta Callahan and Tawny Michels. Also Present: 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. Motion Brenden, second Grudem to approve the agenda as amended. Carried 5-0-0**
- 3. Minutes: Motion Weness, second Rockne to approve the minutes from the June 12th, 2018 meeting as submitted. Carried 5-0-0**
- 5. Old Business**
 - A. Zoning Code Review**

Staff briefly discussed a zoning code provision regarding fence setbacks. No action was taken on this item.

- 6. New Business**
 - A. 2019 Budget**

Members reviewed and commented on the proposed 2019 budget.

Motion Hammel, second Brenden to recommend the City Council approve the budget as presented. Carried 5-0-0.

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 noted that on February 4th and 6th, 2003, The Planning Commission and City Council approved Trelstad Second Addition residential subdivision. This was a revision of a part of the originally platted Trelstad First subdivision.

Trelstad Second Addition has sixteen lots planned for 8 twin home buildings. This was platted as a Planned Unit Development (PUD) because it was twin home community (Pleasant Hill Townhome Association) with common walls on the lot lines. This PUD required a Conditional Use Permit (CUP) because it deviated from the Zoning criteria for the district; specifically regarding density and setbacks from lot lines.

There have been 3 twin home built on six of the lots. Judy Lang, owner of the remaining ten lots is proposing to combine some of the lots to better accommodate development.

In order to accommodate the requested changes the CUP needs to be modified by the City Council. The lots then can be administratively combined through Goodhue County Recorder's Office.

Member consensus was to recommend the City Council approve the request. Additionally, in order to expedite the changes the Planning Commission voted to have the City Council hold the required public hearing at their August 2nd meeting.

Motion Weness, second Grudem to recommend the City Council approve the request to modify the existing CUP and hold the public hearing at their August 2, 2018 regularly scheduled meeting. Carried 5-0-0.

7. Other

There being no further business Chairman Rockne adjourned the meeting at 6:00 pm.

Respectfully Submitted,

Dan King, Secretary