

Planning Commission Agenda
Tuesday, July 14th, 2020 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 06.09.2020 Regular Meeting
4. Public Hearing
 - A. 24 Jefferson Dr
 - B. Field north of 460th St, West of 45884 County 10 Blvd, Zumbrota
 - C. Falk Collision
5. Old Business
 - A.
6. New Business
 - A. Conditional Use Permit: 24 Jefferson Dr.
 - B. Conditional Use Permit: Field north of 460th St, west of 45884 County 10 Blvd, Zumbrota
 - C. Variance request: 220 W 1st St, Jay Erickson, Falk Collision
 - D. Jaime Wetstein – Specialty Metals
 - E. Highlands Sixth Addition Preliminary Plat (set public hearing)
 - F. Minor Subdivision – Leslie Post (set public hearing)
 - G. Conditional Use Permit: 175 4th St W. (set public hearing)
7. Other
 - A. Report:
8. Adjourn

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

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, July 14, 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, Commissioner Bev Holzheu, Commissioner Tom Steger and Council Member Todd Hammel s (joined at 5:50pm), Colin Masterson (Gordian Energy), Mike Bufalini (Gordian Energy), Doug Matthees, Scott Sorby, Mike Zilgitt and Merle Edel Staff: Kim Simonson.

1. **Chair Matt Rockne called the meeting to order at 5:31 p.m.**
2. **Agenda: Motion Weness, second Steger to adopt the agenda with the removal of “Jaime Wetzstein Specialty Metals.** Approved (Rockne, Holzheu, Weness, and Steger voting aye).
3. **Minutes: Motion Steger, second Holzheu to approve the Planning and Zoning Commission minutes of June 6, 2020.** Approved (Rockne, Holzheu, Weness, and Steger voting aye).
4. **Public Hearing**
 - A. **24 Jefferson Drive** The public hearing opened at 5:35 pm. Doug Matthees, of Matthees Oil, was present to explain the need for increasing his storage capacity for at his business by adding a 30,000 tank. The addition is needed in order to keep adequate inventory on hand. He has spoken with the owners of Raasch Ranch and the Fire Department. The hearing closed at 5:41
 - B. **Field north of 460th St, West of 45884 County 10 Blvd Zumbrota:** The public hearing opened at 5:42 pm. The Commission discussed the proposed solar project for this address. Their concerns were the decommissioning process, screening and possible noise from the tracking system. Representatives Mike Bufalini and Colin Masterson from Gordian Energy explained screening options such as fencing and/or trees. Steger asked about glare. They explained if there is a glare issue usually some type of planning will reduce the glare. The hearing closed at 6:03 p.m.
 - C. **Falk Collision** The public hearing opened at 6:04 pm. Jay Erickson would like a variance to build an addition on to his building within his rear setback. Merle Edel is a neighbor and said he had spoken with Erickson told him a variance should be obtained. Edel was in favor of the variance. The hearing closed at 6:08 p.m.
5. **Old Business:**
6. **New Business:**

- A. Conditional Use Permit: 24 Jefferson Avenue: Motion Hammel, second Steger to approve the conditional use permit for 24 Jefferson Avenue.** Approved (Rockne, Weness, Holzheu, Steger and Hammel).
- B. Conditional Use Permit: Field north of 460th St., west of 45884 County 10 Blvd, Zumbrota:** The commission would like the CUP to address potential glare issues, decommissioning, and screening. **Motion Weness, second Hammel recommend a conditional use permit be granted.** Approved (Rockne, Weness, Holzheu, Steger and Hammel voting aye).
- C. Variance request: 220 W 1st St., Jay Erickson, Falk Collision:** 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, Holzheu, Steger and Hammel voting aye.).
- D.**
- E. Highlands Sixth Addition Preliminary Plat (set public hearing):** Mike Zillgit is the engineer for this addition. He reviewed the project with the Commission. **Motion Holzheu, second Steger to set a public hearing for the Highlands Sixth Preliminary Plat for August 18th at 5:35 pm.** Approved (Rockne, Weness, Holzheu, Steger and Hammel voting aye).
- F. Minor Subdivision – Leslie Post (set public hearing): Motion Hammel, second Weness to set a public hearing for the Leslie Post minor subdivision for August 18th at 5:45 pm.**
- G. Conditional Use Permit: 175 4th Street W. (Set Public Hearing):** The Commission would like to make certain that the proposed fence is allowable in the flood way so no hearing was set.
- H. Move date of next Planning and Zoning meeting:** During the evening’s discussion it was discovered the next scheduled meeting date is the date of the primary election. **Motion Hammel, second Steger move the Planning and Zoning meeting from August 11th to August 18th.**
- 7. Other**
Weness requested clarification on the Wobig property. She was told the City is planning to annex the property.
- 8. Adjourn**

Meeting ended at 6:46 pm.