

Planning Commission Agenda
Tuesday, August 8th, 2017 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 7.11.2017 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Zoning Code Review
 - I. Fences
 - II. Dogs
 - III. Storage Units
 - B.
6. New Business
 - A. 2018 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, August 8, 2017 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Todd Hammel, Roberta Callahan, Betty Jo Grothe and Richard Myran. Absent: Bev Weness. Also Present: Community Development Director Dan King.

1. **Chairman Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Grothe, second Hammel to approve the agenda as submitted. Carried 5-0-0**
3. **Minutes: Motion Hammel, second Myran to approve the minutes from the July 11, 2017 meeting as submitted. Carried 4-0-1 (Grothe abstains)**
5. **Old Business**

A. Zoning Code Review – Dog Regulations

I. Fences

Members reviewed a proposed amendment to the zoning code regarding fences. Particularly, the provision that requires a three (3) foot setback from property lines unless there is “mutual consent of the abutting property owner(s)”. The Planning Commission has been debating this issue for some time. Some member have expressed support for keeping the ordinance as is, noting the 3 foot setback allows the property owner the ability to maintain and repair a fence without encroaching on neighboring property. Other members stated the required setback limits a property owner from full enjoyment of their property. It was noted that property ownership changes and this has an impact on the issue. Commissioner Hammel stated he supports elimination of the required setback, as his experience working in other communities in the area indicates they do not require setbacks for fences. Commissioner Rockne stated he supports keeping the language as is, reiterating the intent is for property owners to have the ability to maintain fences without going onto neighbor’s property. Members briefly discussed a previous proposal which reduced the setback to one and one-half (1½) feet. The consensus was this is too narrow to mow and perhaps not enough space to maintain without encroaching on neighboring property.

Motion Hammel, second Callahan to hold a public hearing at the September 12th, 2017 meeting to amend the Zoning Code by removing the three foot setback without consent clause. Carried 4-1-0.

II. Dogs

Members reviewed draft language amending the Zoning Code regarding the keeping of dogs in residential zoning districts. The current Zoning Code has a definition of a “Dog Kennel” as “Any place where three or more dogs over six months of age are kept, boarded, bred and/or

offered for sale, except a veterinary clinic. Dog kennels shall be permitted only in areas specifically zoned for such use”.

The only mention of kennels later in the Zoning Code lists them as a Conditional Use in the “A” Agricultural/Estate Residence District. It was discussed and staff was directed to change this to allow three dogs in residential zones. The revised definition of kennel and language in the individual residential zoning districts could be amended to allow up to 3 dogs, with kennels being four dogs or more.

Members reviewed research staff provided about neighboring communities and the number of dogs that are allowed; specifically:

- Goodhue and Wanamingo have no restrictions
- Lake City allows up to 4 dogs
- Pine Island allows up to 3
- Cannon Falls limited to 2 dogs

It was noted the League of MN Cities states MN Statutes are very broad on the ability of cities to limit the amount of dogs residents can keep in residential districts. Members discussed the issue, noting that some dog owners have 3 animals and they are well behaved, yards are clean and they don’t bark excessively. Other residents have only 1 dog and they can be a nuisance. After further discussion members directed staff to draft language limiting dog ownership in Zumbrota to no more than three.

Motion Hammel, second Grothe to hold a public hearing at the September 12th meeting to amend the Zoning Code regarding kennels and dogs. Carried 5-0-0.

III. Storage Units

Staff noted the current Zoning Code does not address commercial storage units; specifically where they could be located and standards. There are several located in C2 Highway Commercial Zone and one in an Industrial zoned parcel. Staff was directed to research further for review at a future meeting. Possible definitions include:

“Self-storage facility means a structure consisting of individual, self-contained units leased for storage of business, commercial, or personal goods and belongings.” Columbus, Georgia

“A building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time.” Charlotte County, Florida

6. New Business – 2018 Budget

Motion Hammel, second Grothe to approve the proposed 2018 budget. Carried 5-0-0

There being no further business, Chairman Rockne adjourned the meeting at 6:07 p.m.
Respectfully Submitted,

Dan King, Secretary