

Planning Commission Agenda
Tuesday August 10th, 2021, 5:30 pm
Zumbrota City Hall

1. Call to Order
2. Adopt/Amend Agenda
3. Approve Minutes 07.13.2021 Regular Meeting
4. Public Hearing
 - a. Variance Request – 45884 County 10 Blvd
5. Old Business
 - a. PUD (Highlands) Performance Standards
6. New Business
 - a. Annexation Petition & Application (PID 47.030.1600)
7. Other
 - a. YardHomesMN Meeting
8. Adjourn

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, August 10, 2021 - 5:30 P.M.
City Hall

Present: Commissioner Bev Weness, Commissioner Jennifer Prins, Commissioner Tom Steger, Commissioner Bev Holzheu, Mayor Todd Hammel, Angie Morken and Staff: Dylan Armstead, Kim Simonson, and Brian Grudem.

1. **Hammel called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Steger, second Holzheu to adopt the agenda.** Approved (5-0-0).
3. **Minutes: Motion Weness, second Steger to approve the Planning and Zoning Commission minutes of July 13, 2021.** Approved (5-0-0).
4. **Public Hearing -**
 - A. **Variance Request – 45884 County 10 Blvd** – Cody Johnson, owner of 45884 County 10 Blvd, is requesting a variance be granted which would allow him to build a pole shed type structure which exceeds the maximum square footage, is larger than the principal structure and of a different design than the principal structure. Steger expressed concern about setting precedence but agreed the property was more fitting of an ag/industrial zoning rather than R1. Neighbor Angela Morken asked if the building was going to be used for commercial purposes and if it would be in the flood plain. The hearing was closed at 5:40 p.m. **MOTION** Prins, second Holzheu to approve the variance request for 45884 County 10 Blvd as the variance will not alter the essential character of the locality. Approved 5-0-0.
5. **Old Business**
 - A. **PUD (Highlands) Performance Standards** – Last month discussion surrounding where the developers of the Highlands subdivision found their performance standards was tabled. This topic has been tabled again.
 - A. **Annexation Petition & Application (PID 47.030.1600)** – The property owner has requested his property be annexed into the City. This large parcel is on our north side. A public hearing was set for Tuesday, September 14, 2021, at 5:35 p.m.
6. **Other: Reports**
 - A. **YardHomesMN meeting** – The Community Development Director recently met with a small-home developer regarding their interest in a pilot program here in the city. Potential areas were discussed, and the developer will update the commission if there is further interest.
7. The meeting adjourned at 6:12 pm.