

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Wednesday, August 10, 2022, 5:30 pm**  
**City Hall**

Present: Chair Matt Rockne (arrived at 6:05pm), Commissioner Bev Weness, Commissioner Tom Steger, Mayor Todd Hammel, Commissioner Joan Bucher, and Community Development Director Kurt Meister, City Administrator Brian Grudem and Assistant Finance Director Kim Simonson. Not present: Commissioner Jennifer Prins and Commissioner Bev Holzheu.

1. Hammel called the meeting to order at 5:30 pm.
2. **Agenda:** Motion Steger, second Bucher to adopt the agenda with the addition of 5-C Don Hinz Setback. Approved (4-0-0).
3. **Minutes:**
4. **Old Bu**
5. **New Business**
  - a. **Minor Subdivision Application – 368 N. Main Street** Property owner Kevin Nelson would like to split his lot to allow the neighbor a portion to access his back yard. Staff will recommend there be approval and to set a public hearing for September 13<sup>th</sup>. **MOTION** Hammel, second Weness to set a public hearing for 5:35 p.m. on September 13, 2022, to discuss the minor subdivision for 368 N. Main Street. Approved 4-0-0.
  - b. **CEDA Regional Development Tour** – Meister reported that CEDA will be hosting a regional development tour highlighting the cities of Zumbrota, Goodhue, and Lake City on September 28<sup>th</sup>. A bus tour, hosting developers and business representatives, will tour each of the cities while learning about area amenities and opportunities. A closing social event will be held at the Covered Bridge Restaurant. Photos of interest will be taken on August 24<sup>th</sup>.
  - c. **Don Hinz - 836 Augusta Avenue** – Hinz would like to add a four-season porch to his home but will encroach into the 35’ rear yard setback. Upon examination the PUD states the setback is 35’ but many properties encroach upon this, and it is believed there was an impression the rear yard setback was 30’. Hinz would like to get started on this project asap as his builder has limited availability. Discussion centered around whether the best solution would be an individual variance or an amendment to the PUD. **MOTION** Steger, second Rockne to set a public hearing for September 13m 2022, to discuss an amendment to the PUD in the Highlands which would set a 30’ rear yard setback in yards abutting the Golf Course. Approved 5-0-0.
6. **Other**
7. **Adjourn**

The meeting adjourned at 5:35 p.m.