

Planning Commission Agenda
Tuesday, August 13th, 2019 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 07.09.2019 Regular Meeting
4. Public Hearing
 - A. Minnesota Energy Resources – Minor Subdivision request
 - B. Minnesota Energy Resources – Conditional Use Permit
5. Old Business
 - A. Zoning Code Review
 - a. Accessory Building Setbacks
 - b. Accessory Dwellings
6. New Business
 - A. Requested modification to Trelstad 2nd CUP
 - B. Specialty Metals Recycling Center
 - C. Request for Minor Subdivision – Allan Schumacher
7. Other
 - A. Report: NA
8. Adjourn

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

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, August 13th, 2019 - 5:30 P.M. City Hall

Present: Chairman Matt Rockne, Commissioner Bev Weness, Commissioner Matt Brenden, and Commissioner Bev Holzheu, Commissioner Brian Grudem. Staff: Ryan Soukup and Miranda Raasch. Also present: Judy Lang, Jim Wendt, Jeff and Isaac from MN Energy Resources.

1. **Chairman Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Brenden, second Weness to adopt the agenda. Approved.**
3. **Minutes: Motion Weness, second Brenden to approve the Planning and Zoning Commission minutes of July 9th, 2019. Approved.**
4. **Public Hearing**
 - a. Minnesota Energy Resources is requesting a minor subdivision out of parcel: 72.740.1380 (property owner: James Wendt) in order to build a 105' x 105' site to expand the capabilities of the current natural gas Town Border Station. **Motion Weness, second Brenden to recommend approval from the City Council for the minor subdivision.**
 - b. Minnesota Energy Resources is requesting a Conditional Use Permit to build another Town Border Station to increase capacity of their current TBS. **Motion Grudem, second Weness to recommend approval from the City Council for approval of the conditional use permit.**
5. **Old Business**
 - a. **Accessory Building Setbacks:** Tabled from last Commission meeting, previous commission discussion sought to update the city ordinances to clarify requirements for accessory buildings in the lot setbacks and heights of accessory buildings less than 200 sq. ft. Previous guidance was to amend the ordinance to only allow accessory structures in the setbacks pending approval of a variance. Attachment 1 is draft language articulating Planning Commission guidance. **Motion Brenden, second Grudem to hold a Public Hearing and to have the City Council look at the changes that have been made to the ordinance.**
 - b. **Accessory Dwellings:** Tabled from last Commission meeting, the previous Planning Commission meeting reviewed draft language for Accessory Dwelling Units. The Commission requested that staff assemble a final revision. Option 1 articulates Accessory Dwelling Units as an additional ordinance. Requirements include having this as an attached addition, would only house family, have restrictive covenants that would follow the property regardless of owner, and other set requirements. Option 2 would list ADUs as a conditional use for applicable zones. Please see attachment for the draft language. **Motion Brenden, second Grudem to hold a Public Hearing and to have the City Council look at the changes that have been made to the ordinance.**

6. New Business

- a. **Requested modification to Trelstad 2nd CUP:** In 2003, the Planning Commission and City Council approved Trelstad Second Addition residential subdivision. This subdivision had lots planned for twin-homes and thus required a Conditional Use Permit to because it deviated from the zoning criteria for the district. Property owner Judy Lang would like to modify her CUP for Trelstad 2nd Addition to combine lots (lots 9&10, and 11&12) currently planned for twin-home buildings into lots for single-family homes. Additionally, to amend the zoning requirements from townhomes (PUD-R2) to single family homes (PUD-R1) for lots 7&8, 9&10, and 11&12). In order to make the requested changes to the CUP, modification needs to be approved by the City Council. The lots can then be administratively combined through the Goodhue County Recorder's Office. Please see attached minutes from July 2018 for similar actions. Also attached is a plat map indicating the lots to be combined and zoning amended. **REQUEST:** set public hearing for September 10th. Once public hearing is held, make recommendation to September 19th City Council meeting with findings of fact. **Motion Weness, second Holzheu to set a Public Hearing.**
- b. **Visitor – Specialty Metals Recycling Center:** Mr. Jayme Wetzstein, proprietor of Specialty Metals would like to purchase 1431 Northstar Drive (parcel ID: 72.700.0510) to build a recycling center. This parcel is currently zoned C2 Highway Commercial and would need a Conditional Use Permit to ensure operations of the recycling center do not negatively impact other businesses in the applicable zone. Mr. Wetzstein is wishing to gauge initial appetite of the Planning Commission prior to purchasing the land and applying for a CUP, at which time he will provide evidence to meet the required criteria. **The Commission requested a presentation from Wetzstein in order to gather further information prior to making a decision on holding a Public Hearing.**
- c. **Request Minor Subdivision –** Mr. Allan Schumacher would like to split parcel #72.700.0170 for residential development. Please see attached for current and proposed changes. **REQUEST:** set public hearing for September 10th. Once public hearing is held, make recommendation to the September 19th City Council. **Motion Grudem, second Brenden to set a Public Hearing.**

Meeting ended at 6:48 pm.