

Planning Commission Agenda
Tuesday, August 18th, 2020 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 07.14.2020 Regular Meeting
4. Public Hearing
 - A. Highlands 6th Addition – Preliminary Plat
 - B. 695 Jefferson Dr – Minor Subdivision
 - C. 175 W 4th St – Conditional Use Permit
5. Old Business
 - A.
6. New Business
 - A. Preliminary Plat – Highlands 6th Addition
 - B. Minor Subdivision – 695 Jefferson Dr.
 - C. Conditional Use Permit – 175 W 4th St
 - D. Letter of Resignation – Mr. Brian Grudem
 - E. Joan Bucher volunteer for PZ seat
7. Other
 - A. Report: Goodhue County Housing Study
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, August 18, 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, Mike Zilgitt, Jeff Robertson, Leslie Post; Staff: Ryan Soukup, Brian Grudem.

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Bev Weness, second Tom Steger to adopt the agenda with the addition of E “Joan Bucher volunteer for PZ seat”.** Approved (5-0-0).
3. **Minutes: Motion Todd Hammel, second Tom Steger to approve the Planning and Zoning Commission minutes of July 14, 2020.** Approved (5-0-0).
4. **Public Hearing**
 - A. **Highlands Sixth Addition.** The public hearing opened at 5:35 pm. Avis Swenson left a comment with City Staff that she opposed the proposed ponds to the south of her property. Mike Zilgitt, engineer for Bigelow, was present to explain the plat and access to existing ponds on the Golf Course property, and that the stormwater plan would require both ponds along County Rd 6 need to remain in the plan. The lot sizes would be from 1/5 to 1/4 ac, about 80’ wide and 100-120’ deep. There was discussion of a sidewalk plan, and it was unlikely to have one on this plat but should be looked at in the future. Jeff Robertson asked about the estimated sizes and values of the houses that would go onto the new addition. Expected houses would be similar to those already out at Highlands. The hearing closed at 5:55pm
 - B. **Minor Subdivision Leslie, Paul, and Tom Post; 695 Jefferson Drive:** The public hearing opened at 6:00 pm. Leslie Post was present remotely answer any questions. The hearing closed at 6:05 p.m.
 - C. **175 4th St W, CUP** The public hearing opened at 6:10 pm. City Staff received comment from Leah Marx who was not opposed to the section of fence. The hearing closed at 6:13 p.m.
5. **Old Business:**
6. **New Business:**
 - A. **Highlands Sixth Addition: Preliminary Plat: Motion Steger, second Hammel to recommend approval to the City Council of the preliminary plat**

contingent upon City Engineer requirements. Approved (5-0-0).

B. Minor Subdivision – 695 Jefferson Dr.: Motion Steger, second Hammel recommend approval to City Council. Approved (5-0-0).

C. Conditional Use Permit – 175 W 4th St: Motion Hammel, second Holzheu, recommend approval to City Council with the following findings-of-fact

1. The structure and/or land use conform to the comprehensive land use plan if one exists and are compatible with the existing neighborhood.

2. The structure and/or land use will not cause any increase in the stage of the 100-year or regional flood or cause an increase in flood damages in the reach or reaches affected.

3. The structure and/or land use shall be permissible in the underlying zoning district.

Approved (5-0-0).

D. Resignation from PZ Commission by Mr. Grudem: Motion Hammel, second Steger to accept the resignation from the Planning and Zoning Commission of Mr. Brian Grudem. Approved (5-0-0). The Commission also thanked him for his service and welcomed Mr. Grudem as the new City Administrator.

E. Joan Bucher volunteer for PZ seat: Motion Hammel, second Steger, recommend appointment of Ms. Joan Bucher to the Planning and Zoning Commission. Approved (5-0-0).

7. Other

Report: Goodhue County Housing Study

8. Adjourn

Meeting ended at 6:26 pm.