

**Planning Commission Agenda**  
**Tuesday, September 11<sup>th</sup>, 2018 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 7.10.2018 Regular Meeting
4. Public Hearing
  - A.
5. Old Business
  - A. Zoning Code Review:
    - Permitted Uses in C2 Highway Commercial Districts
    - Accessory Building Setbacks
    - Accessory Dwellings
    -
  - B.
6. New Business
  - A.
  - 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, September 11<sup>th</sup>, 2018 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Bev Weness, Matthew Brenden, Brian Grudem, Roberta Callahan and Tawny Michels. Absent: Todd Hammel. Also Present: Dion Peters, D's Auto; Stacy Larson & Jamin Arvig, Commercial Water Distribution; Ron Braasch & Jay Christenson, Braasch Realty; Barrie Luers, Midwest Livestock Systems; Steve Cheney, Neil Jensen, City Administrator and Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:30 p.m.**
- 2. Agenda: Motion Weness, second Callahan to approve the agenda as submitted. Carried 6-0-0**
- 3. Minutes: Motion Brenden, second Grudem to approve the minutes from the July 10<sup>th</sup>, 2018 meeting as submitted. Carried 4-0-2 (Michels & Callahan abstain)**
- 5. Old Business**
  - A. Zoning Code Review**

Item was tabled.

- 6. New Business**
  - A. Dion Peters Minor Subdivision Request**

Members reviewed a request from Dion Peters for a minor subdivision of Lot 1, Block 4, Jacobson Commercial Park. The lot is immediately adjacent to his business D's Auto. The intent is to expand the business on one lot and sell the other for development. Both parcels after minor subdivision meet all minimum design criteria. This type lot split is permitted under the Zumbrota Zoning Code.

**Motion Callahan, second Michels to recommend the City Council approve the minor subdivision as submitted. Carried 6-0-0**

**B. Cheney Interim Use Permit Update**

In March, 2016, an application was received from Steve Cheney, owner of property at 2101 180<sup>th</sup> Street (Former Alco) for an Interim Use Permit (IUP). The request was to allow the temporary use of the building for warehouse storage. The Zoning Code does not list warehousing as a permitted or conditional use in the C2 Zoning District so an IUP is required. The IUP request was to use the property for an unpermitted use (warehousing) until February 28, 2017.

Mr. Cheney stated in March, 2016 that he had been negotiating with a major retailer whom would lease the building beginning March 2107.

It was determined at that time that if the warehousing operations do not interfere with business operations of the adjoining properties it may be reasonable to allow this temporary use of the building in anticipation of expected retail use in 2017. Conditions were placed on the IUP to help assure it does not interfere with business operations and a deadline of February 29<sup>th</sup>, 2017 was established.

In 2016 the Planning Commission and City Council voted to approve a resolution authorizing the interim use permit, with an expiration date of February 28, 2017.

The property owner again submitted an application for an Interim Use Permit, to extend the temporary use of the property for warehousing until December 31, 2017. In January, 2017 the Planning Commission and City Council voted to approve a resolution extending the IUP until December 31, 2017.

Obviously this IUP has since expired. Mr. Cheney informally requested to extend the IUP further, until a suitable tenant could be found

Staff noted that although it may have been reasonable to allow the *temporary* use of the building for warehousing; approving the use of the building for continued warehousing may not be in the best interest of the City. Mr. Jamin Arvig of Commercial Water Distribution, the tenant, thanked the Commission members for their patience and understanding.

Staff stated if the Planning Commission was not amendable to extending the IUP, no action was necessary as the IUP has expired and there is no formal request to amend it.

No action taken on this agenda item.

### **C. Midwest Livestock Systems Inquiry**

Barrie Luers, Midwest Livestock Systems addressed the Commission and stated this firm may be interested in leasing a portion of the former Alco bldg. The business has very little retail or office space and is mostly storage for agriculture related products and materials. He had spoken with Zoning Administrator King who invited him to discuss the business operations in further detail with the Planning Commission. He stated the business is indeed mostly agricultural related with emphasis on dairy equipment and supplies, including facilities. Members asked questions about the operations, including hours of operation and exterior storage. Mr. Luers stated the facility is open normal hours and occasionally has exterior storage like bulk milk tanks and similar.

After further discussion, members concurred they would like an opportunity to visit the existing facility in Pine Island to get a better feel for the operations and if would be an acceptable land use for the building.

**Motion Brendan, second Grudem to table the item and schedule a special meeting in two weeks to discuss further. Carried 6-0-0**

There being no further business Chairman Rockne adjourned the meeting at 6:58 pm.

Respectfully Submitted,

Dan King, Secretary