

Planning Commission Agenda
Tuesday September 14th, 2021, 5:30 pm
Zumbrota City Hall

1. Call to Order
2. Adopt/Amend Agenda
3. Approve Minutes 08.10.2021 Regular Meeting
4. Public Hearing
 - a. Annexation Petition – PID 47.030.1600
5. Old Business
 - a. Annexation Petition – PID 47.030.1600
6. New Business
 - a. Minor Subdivision Application – 612 St. Paul Road
7. Other
 - a. Future Christ Lutheran School
8. Adjourn

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday September 14th, 2021, 5:30 pm
City Hall

Present: Chair Matt Rockne, Commissioner Bev Weness, Commissioner Bev Holzheu, Commissioner Jennifer Prins, Commissioner Tom Steger, Mayor Todd Hammel, Community Development Director Dylan Armstead, Aaron and Rhoda Witmer, and Michael Hodgman

1. Rockne called the meeting to order at 5:30 pm.
2. **Agenda:** Motion Steger, second Hammel to adopt the agenda. Approved (6-0-0)
3. **Minutes:** Motion Hammel, second Holzheu to approve the Planning and Zoning Commission minutes from August 10th, 2021. Approved (6-0-0)
4. **Public Hearing**
 - a. Annexation Petition – PID 47.030.1600 – this parcel is an 8.37-acre piece of land abutting 206 Walnut Street on our City’s northern border. Property owner Aaron Witmer was present to answer questions. Mr. Witmer’s intention with the land is to bring it into city limits to make it more marketable. He has an interested party looking to develop the land with storage units and has requested the land, if annexed, to be zone commercial to suit the future development. The Public Hearing opened at 5:39 pm. Discussion arose surround city services to this property. Neighbor Michael Hodgman was present to express concerns with the future development of his neighbor’s property. The commission brought up ordinances in place that alleviate these concerns. The hearing was closed at 6:17 pm. Motion Weness, second Prins to recommend approval for the annexation by ordinance and to zone the property C2 Highway Commercial. Approved (6-0-0)
5. **New Business**
 - a. Minor Subdivision Application – 612 St. Paul Road – Property owner Mark Mangan and his representative Travis Goodman have applied for a Minor Subdivision for this parcel. The request would split the roughly 4.83-acre lot into a 1.70-acre and a 3.12-acre parcels. The subdivision request stems from the owner wanting to sell a portion of this land to a developer and keep the portion of land that has currently existing fixtures on it. A Public Hearing has been scheduled for Tuesday October 12th at 5:35 pm at City Hall. Motion Steger, second Hammel to approve the scheduling of the Public Hearing. Approved (6-0-0)
6. **Other: Reports**
 - a. Future Christ Lutheran School – Armstead and other city staff recently met with a building committee for the future Christ Lutheran School. The committee disclosed that they would like to get underway in 2022 and more info will surface soon.
7. The meeting adjourned at 6:32 pm.