

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, January 9, 2024, 5:30 pm
City Hall

Present: Chair Matt Rockne, Commissioners Bev Weness, Tom Steger, Bev Holzheu, Connie Boyd and Council Member Joan Bucher. Also present: Community Development Directors Kurt Meister and Munira Alimire, Finance Director Kim Simonson, and Administrator Brian Grudem.

Absent: Kim Jensen

1. **Rockne called meeting to order at 5:31pm.**
2. **Agenda: MOTION** Steger, second Bucher to approve the agenda with the amendment of date to match current year. Approved 6-0-0.
3. **Minutes: MOTION** Weness, second Holzheu to approve December 12, 2023, minutes. Approved 6-0-0.
4. **Public Hearing**
 - a. **Variance application – 2080 20th Street**

The commission discussed the variance from the previous month, having grown more in favor of the variance than the double lot. Because of the property’s unique circumstances and that this variance would not alter essential character, the commission approves this application. **MOTION** Weness, seconded by Heger. Approved 6-0-0.
 - b. **Variance application – drive thru at Nilssens**

The commission discussed the Caribou drive-thru which would be built in the Nilssen C1a-zoned business park. There is no wording for drive-thrus in C1a zones, nor for what the drive-thrus should look like. However, there are no residential properties to look at and the variance was simply for the drive-thru. The Nilssens’ location is the only spot where this drive-thru would make sense, as it would not alter the area significantly. The comprehensive plan also encourages drive-thru development. **MOTION** Steger, second Bucher. Approved 6-0-0.
5. **Old Business**
6. **New Business**
 - a. **Variance application – 109 Sugarloaf Lane.**

The commission discussed the shed located at this address, which is larger than 128 sqft and sits close to the lot line. Grudem makes a distinction that this shed does not sit on the property line but is far too close to it. Weness pointed out that the size of the shed is inappropriate. **MOTION** Boyd, second Steger, Public Hearing set for February 13 at 5:35pm.

MOTION Rockne to adjourn the meeting at 6:01 pm. Approved 6-0-0.

