

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, October 8, 2024, 5:30 pm
City Hall

Present: Chair Matt Rockne, Commissioners Bev Weness, Tom Steger, Council Member Joan Bucher, and Bev Holzheu. Also present: Community Development Director Kurt Meister, Scott Huneke (WHKS), Finance Director Kim Simonson, City Administrator Brian Grudem, Sgt. Tony Pasquale, Sue Mann, Mary Gopen, Gwen Stehr, Suzanne Hanson, Karen Stehr, Bob Hadler, Glenn Proudfoot, Chris Flaaen, John Schumann, Dan Lindsay, Jan Mangan, Crystal Bromeling, Andy Bromeling, Duane Hinrichs, Sue Hinrichs, Tara Olson-Miller, and Charles Miller.

Absent: Kim Jensen, Connie Boyd

1. **Agenda: MOTION** Steger, second Weness to adopt the agenda. Approved 5-0-0.
2. **Minutes: MOTION** Bucher, second Bucher to approve September 10, 2024, meeting minutes as corrected. Approved 5-0-0.
3. **Public Hearing**
 - a. **Minor Subdivision – 819 5th Street** Rockne opened the public hearing at 5:35 pm. Clyde Hinrichs has applied for minor subdivision of his land. Land has been surveyed, would like to parcel off 4.59 acres from his current parcel of land for economic activity and a larger tax base. Discussion of what the land would be used for and possible re-plot. Parcel A would be split off for is current home. Setbacks of current home and new parcel were addressed. Hinrichs has not made any plans at this time for development. This request is simply to make split the large parcel into two parcels. Those present wanted to know what the plans were for this land. No information was available. The public hearing was closed at 5:42 pm. **MOTION** Steger, second Bucher to recommend approval of the minor subdivision for 819 5th Street. Approved 5-0-0
 - b. **Berg Homestead Preliminary Plat** – Rockne opened the public hearing at 5:44 pm. Huneke explained they would like to use a 20-foot setback for the front of the seven single family lots. There was clarification that driveways would come out onto 9th Street. The hearing was closed at 5:51 pm. **MOTION** Steger, second Bucher to recommend approval of the Berg Homestead Preliminary Plat . Approved 4-0-1 (Weness abstaining).
 - c. **Amendment to Schumann CUP** – Rockne opened the public hearing at 5:52 pm. After meeting with legal counsel Mr. Schumann will be allowed a three accessory building limit. He will need to remove the remaining buildings by December 31, 2026. The hearing was closed at 5:54 pm. **MOTION** Bucher, second Holzheu to recommend approval to the amendment to the Schumann CUP. Approved 5-0-0.
4. **New Business**
 - a. **Discussion – Terry Driscoll Land Split** – Driscoll wants to sell off a portion of his land to two adjoining property owners (Glenn Proudfoot and Leah Wichmann-Hinz). Proudfoot would like to build an accessory structure and Wichmann-Hinz would like a larger yard. However, Driscoll would like the land to remain I2. The Commission wants more information as to why the land should remain I2 and the item was tabled.

b. **Nilssen's Drive Thru Re-Zone – Set**

MOTION Steger, second Holzheu to set a public hearing for November 12m 2024 at 5:35 pm to discuss a rezone for the Nilssen's Drive Thru.

Rockne adjourned meeting at 6:18 pm.