

**Planning Commission Agenda**  
**Tuesday, October 8<sup>th</sup>, 2019 ~ 5:30 p.m.**  
**City Hall**

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 09.10.2019 Regular Meeting
4. Public Hearing
- A.
5. Old Business
- A.
6. New Business
- A. Housing with Services permitted use
- B. Fee Schedule
7. Other
- A. Report: 3<sup>rd</sup> quarter building permits
8. Adjourn

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

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, October 8<sup>th</sup>, 2019 - 5:30 P.M. City Hall**

Present: Chairman Matt Rockne, Commissioner Bev Weness, Commissioner Matt Brenden, Commissioner Bev Holzheu, Commissioner Brian Grudem, and Council Member Todd Hammel.  
Staff: Ryan Soukup. Also present: Gary Harbo.

1. **Chairman Rockne called the meeting to order at 5:34 p.m.**
2. **Agenda: Motion Weness, second Grudem to adopt the agenda. Approved 6-0-0.**
3. **Minutes: Motion Brenden, second Holzheu to approve the Planning and Zoning Commission minutes of September 10<sup>th</sup>, 2019. Approved 6-0-0.**
4. **Public Hearing**
5. **Old Business:**
6. **New Business:**
  - A. **Housing with Services permitted use:** In a request to determine is a “housing with service” establish is allowed in an R1 zone, visitor to the commission, Gary Harbo, provided intended use and details of what a “housing with services” establishment is. Specifically, it is an establishment for elderly care. It is different than an adult foster care in it provides more nursing management. It is licensed by the MN Department of Health and Human Services. Chairman Rockne distributed handouts of state laws (§245A.02 subd 14 §245A.11) and that provided guidance that a “residential program” is permitted in any residential zone. The commission requested city staff to confirm with MN HHS that a “housing with services” establishment is considered a residential program.
  - B. **Fee Schedule:** Planning and Zoning Commission reviewed P&Z fees for 2020. Councilmember Hammel requested city staff to provide the fee schedules of at least two other communities for comparison for next meeting’s deliberation.
7. **Other**
  - A. **Report: 3<sup>rd</sup> Quarter Building Permits:** City staff reported the following measures for the 3<sup>rd</sup> quarter (July – September):  
The City issued 36 total building permits, to include:  
12 new residences (including mobile homes).  
1 new industrial building  
2 commercial permits (1 for solar, 1 for remodel)  
1 residential solar  
5 residential reroof  
4 residential decks

2 residential repairs

2 residential garages

7 mechanical, window install, waterproofing, residing

The total estimated value for these projects is \$2,400,635.

The City will gain approximately \$2300 after fees paid to the building officials and state of MN.

vs

2<sup>nd</sup> quarter 2019: 47 permits for total added value for construction projects was \$5,036,500.

1<sup>st</sup> quarter 2019: 13 permits for total added value for construction projects was \$979,810.

3<sup>rd</sup> Qtr 2018: 38 permits for total value of \$5,179,813

3<sup>rd</sup> Qtr 2017: 20 permits for total value of \$1,313,962

3<sup>rd</sup> Qtr 2016: 25 permits for total value of \$1,170,300

## **8. Adjourn**

**Meeting ended at 5:59 pm.**