

Planning Commission Agenda
Tuesday, October 10th, 2017 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 9.12.2017 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Self-Storage Units
 - B. Cheney (Alco Bldg.) Interim Use Permit
6. New Business
 - A. Ayen Minor Subdivision
 - 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, October 10th, 2017 - 5:30 P.M. City Hall**

Present: Chairman Rockne, Commissioners Todd Hammel, Roberta Callahan and Bev Weness.
Absent: Betty Jo Grothe. Also Present: Community Development Director Dan King.

- 1. Chairman Rockne called the meeting to order at 5:30 p.m.**
- 2. Agenda: Motion Hammel, second Callahan to approve the agenda as submitted. Carried 4-0-0**
- 3. Minutes: Motion Hammel, second Weness to approve the minutes from the September 12, 2017 meeting as submitted. Carried 4-0-0**
- 5. Old Business**

A. Self-Storage Facilities

It was noted Zumbrota's current Zoning Code does not address self-storage units; specifically where they could be located and standards. There are a few currently located in C2 Highway Commercial District and one on an Industrial zoned parcel. It has been suggested the Planning Commission and City Council create a definition and determine if future self-storage units should be encouraged in Industrial zones rather than Commercial.

Possible definitions of "Self-Storage Facility" include:

"Self-storage facility means a structure consisting of individual, self-contained units leased for storage of business, commercial or personal goods and belongings." Columbus, Georgia

"A building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time." Charlotte County, Florida

The Planning Commission and City Council should then determine in which zoning districts self-storage facilities are best located.

According to our zoning code, the purpose of the "C2" Highway Commerce District is

"to provide for and limit the establishment of motor vehicle oriented or dependent *high intensity commercial and service activities* which have considerable customer contact. Permitted uses take advantage of direct access to major highways, frontage roads or streets intersecting a highway in a manner other businesses are not afforded."

The purpose of the “I1” Limited Industrial District is to

“establish, preserve and regulate areas in the City for limited manufacturing, processing, assembly and fabrication, *storage and warehousing* and other industrial and related uses. These uses shall maintain a high level of performance and appearance, including open spaces and landscaping and encouraging development that is compatible with abutting districts.

Staff noted it may be reasonable to determine that self-storage facilities are not “high intensity commercial or service activities...that take advantage of direct access to major highways...” as identified proposed in the C2 Highway Commercial district. It was suggested parcels in the commercial district could have a higher and better use than self-storage.

However, they clearly do meet the specifications of the I1 Industrial zone with “storage and warehousing”.

Research from Pine Island’s Zoning Code found they allow self-storage warehousing in their industrial zones.

Hammel stated many people use storage units for business operations and frequently visit them for equipment and material. If self-storage rental units were located far off the highway access it may be inconvenient to those that frequently use the storage units. Callahan stated there may be security issues if the facilities are not easily accessible for Police patrol.

Motion Callahan, second Weness to direct staff to draft a definition of “Self-Storage Facilities” and list them as a permitted use in Industrial Zoned Districts only. Staff was also directed to publish notice of a public hearing to be held at the November 14th Planning Commission meeting to consider the amendments. Motion carried 3-0-1 (Hammel abstains)

B. Cheney (Alco Bldg.) Interim Use Permit

Staff stated that in March of 2016, the Planning Commission recommended, and the City Council approved, an Interim Use Permit (IUP) for Mr. Steve Cheney to temporarily use the former Alco building for warehousing until February 28, 2017. The applicant presented a letter of interest from a major retailer to lease the building, after significant improvements.

Then, in January, 2017, the applicant requested an extension of the IUP until December 31, 2017, as a retail tenant had not yet been secured. After considerable deliberation the Planning Commission recommended, and the City Council approved, an extension of the IUP with the following conditions:

- No further extension beyond December 31, 2017, and,**
- Property and building are maintained free of nuisances, and,**
- There will be a 60 day notice to vacate if a retail tenant is found.**

The property owner and (temporary) tenant have approached staff and are considering requesting a second extension. They have both been reminded of the previous conditions placed on the IUP stating no further extension beyond December 31, 2017.

Weness stated the City should not allow Mr. Cheney to continue to use the building for warehousing. Hammel expressed concern about the property potentially going into foreclosure and/or forfeiture.

Motion Hammel, second Callahan to reiterate the Planning Commission is not amenable to extending the Cheney IUP beyond December 31, 2017. Carried 4-0-0.

6. New Business

A. Ayen Minor Subdivision

Staff stated an application has been received from Howard Ayen proposing to split a lot in order to create an additional saleable lot at 523 4th Street East. This is permitted under our **Subdivision Code Section 6, Subdivision 1(B)** which states “In the case of a request to divide a lot from a larger tract of land and thereby creating no more than two lots”.

As the certificate of survey indicates, both lots, after division, meet the performance standards of a minimum of 60’ x 100’ width/depth and 6,000 square feet per lot.

Motion Hammel, second Callahan to recommend the City Council approve the minor subdivision as submitted. Carried 4-0-0

Respectfully Submitted,

Dan King, Secretary