

Planning Commission Agenda
Tuesday, October 13th, 2020 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 09.08.2020 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A.
6. New Business
 - A. Fences in front yards
 - B. Renovation for Condominiums in C1a district
 - C. CUP: Houghton Mining pit expansion
 - D. Minor Subdivision: 664 East 4th St
 - E. Lot 1, Block 5 Highlands 2nd Patio home rear yard definition
7. Other
 - A. Reports: Future Land Use – residential and solar in urban fringe
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, October 13, 2020 - 5:30 P.M. City Hall**

Present: Chair Matt Rockne, Commissioner Bev Holzheu (remote), Commissioner Tom Steger (remote), Commissioner Joan Bucher (remote), Commissioner Bev Weness (remote), Council Member Todd Hammel; Staff: Ryan Soukup, Brian Grudem and Kim Simonson; Joel Stockwell, Cindy Will, Chad and Melinda Nelson (remote), and Todd Houghton.

1. **Chair Matt Rockne called the meeting to order at 5:31 p.m.**
2. **Agenda: Motion Weness, second Holzheu to adopt the agenda.** Approved by roll call (6-0-0).
3. **Minutes: Motion Steger, second Holzheu to approve the Planning and Zoning Commission minutes of September 8, 2020 as amended.** Approved by roll call (6-0-0).
4. **Public Hearing**
5. **Old Business:**
6. **New Business:**
 - A. **Fences in Front Yard** - Joel Stockwell (780 S Main) was present to discuss the possibility of installing a chain link fence in the front yard of his property. The property is very close to Main Street and is steeply sloped. The Commission discussed whether the ordinance prohibits a fence in the front yard or whether it prohibits a front yard fence from obstructing views. Hammel stated that he does not want fences in front yards but he felt Stockwell's property poses a unique challenge. The Commission discussed how Stockwell should proceed. Rockne suggested Stockwell apply for a variance and then, at a latter date, the ordinance could be re-examined. Hammel stated he would also like the issue to be addressed as a variance and would like the property owners to be aware fence damage could occur due to snow plowing. He also thought the property owners should reach out to MNDOT. **Motion Hammel, second Bucher to set a public hearing for a variance at 780 S, Main at 5:35 pm on November 10, 2020.** Approved by roll call (6-0-0).
 - B. **Renovation for Condominiums in C1a District** – The owner if 59 W 5th Street is considering adding eight condominium units to his commercial building. The current zoning would not allow this. The Commission discussed possible ramifications to the business community and would like input from them. Steger said he likes the concept. Soukup said it could work with a PUD and a rezone. Staff was directed to reach out to the owner and start the next steps.

- C. **CUP: Houghton Mining Pit Expansion** – Todd Houghton was present to ask if he could be allowed to gravel mine out a portion of his property which is within City limits. Prior to his purchasing the property and building his building it was an allowed use. To do this a public hearing will have to be held. Houghton said the proposed mining would be no deeper than the gravel pit currently there and would not be visible from Highway 58. Houghton has filed a development application and would like to proceed with a public hearing. **Motion Hammel, second Rockne to schedule a public hearing for the Houghton Mining Pit Expansion for 5:40 pm on November 10, 2020.** Approved by roll call (6-0-0).
- D. **Minor Subdivision:664 East 4th Street** – Steve and Mary Grote would like to sell part of their lot to Chad and Melinda Nelson. **Motion Weness, second Hammel to set ap public hearing for a minor subdivision of 664 East 4th Street at 5:45 pm on November 10, 2020.** Approved by roll call (6-0-0).
- E. **Lot 1, Block 5 Highlands 2nd Patio home rear yard definition** – This is an oddly shaped lot, and the developer is requesting a definition of where the rear lot would be located. If the rear yard were along the southern lot line, the developer would not be able to build a house with the desired square footage. Yet, if the rear yard would be defined as being along the eastern lot line the setbacks with the planned patio home could be met. **Motion Steger, second Weness to approve the rear yard facing the east on Lot 1, Block 5 Highlands 2nd.** Approved by roll call 5-0-0 (Rockne left before discussion).

7. Other

- A. **Report: Future Land Use – Residential and solar in urban fringe** - Soukup gave an update about proposed and planned solar developments next to the City and their possible impact on future growth. Staff has been in touch with County officials and property owners to see how all can work together to achieve desired results for all involved.

8. Adjourn

Meeting ended at 7:04 pm.