

City of Zumbrota
Planning and Zoning Commission
Regular Meeting Minutes
Tuesday, November 12, 2024, 5:30 pm
City Hall

Chair Matt Rockne call the Planning and Zoning Commission meeting to order at 5:30 pm.

Present: Chair Matt Rockne, Commissioners Bev Weness, Tom Steger, Connie Boyd, Kim Jensen, and Bev Holzheu. Also present: Community Development Director Kurt Meister, Finance Director Kim Simonson, City Administrator Brian Grudem, Fred Raasch, Rick Lohman, Glen Proudfoot, Leah Wichmann-Hinz, Roger Hinz, Nick Nilssen, Tara Thornberg and Christina Rehnelt.

Absent: Joan Bucher

1. **Agenda: MOTION** Holzheu, second Steger to adopt the agenda. Approved 6-0-0.
2. **Minutes: MOTION** Steger, second Jensen to approve September 10, 2024, meeting minutes as corrected. Approved 5-0-0.

3. Public Hearing

a. **5:35 pm – Nilssen’s Drive Thru Re-Zone (228 West Avenue)**

The public hearing was opened at 5:35 pm. This rezoning request is to rezone the parcel where the new exit for the Caribou Coffee is from R3 to Commercial 1A. The original drive thru exit did not meet Goodhue County’s engineering requirements. This new exit does. Raasch asked if it is normal to get a rezoning after a project is complete. Grudem responded it is not the norm, but the City is endeavoring to work with the business owner to complete the project. This rezoning is not about the drive-thru but about the driveway exiting the drive thru. There had been no comments from the adjoining neighbors. **MOTION** Steger, second Weness to recommend approval of the rezoning for Nilssen’s Drive Thru (228 West Avenue). Approved 5-0-0

4. New Business

a. **Discussion – Terry Driscoll Land (Split)**

This discussion centered around the request to split parcels of land owned by Driscoll Southside Properties. The pieces of land split off would be purchased by Roger and Leah Wichmann and Glen Proudfoot and Jennifer Walter. These split off properties would be added property owned by the Hinz and then Walter/Proudfoot households. In addition, a rezoning from industrial to residential would need to take place in order to put deed restrictions in place. A survey, application for rezoning, and an application for a minor subdivision will need to be completed. If those processes are completed in time a public hearing will be held at the next Planning and Zoning Commission meeting in December. **MOTION** Steger, second Boyd to set a public hearing for December 10, 2024, at 5:35 pm to consider a rezoning and minor subdivision contingent upon completion of survey, applications, and payment. Approved 5-0-0.

Rockne adjourned meeting at 6:12 pm.