

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, November 14th, 2023, 5:30 pm
City Hall

Present: Chair Matt Rockne, Commissioners Bev Weness, Connie Boyd, Kim Jensen, and Council Member Joan Bucher. Also present: Community Development Directors Kurt Meister and Munira Alimire and Administrator Brian Grudem.

1. **Rockne called the meeting to order at 5:31pm.**
2. **Agenda: MOTION** Weness, second Jensen. Approved 4-0-0.
3. **Minutes:** Jensen notices that the minutes read 6.35pm instead of 5.35. Jensen proposes change. **MOTION** Bucher to approve minutes with stated correction. Approved 5-0-0.
4. **Public Hearing**
 - a. **Variance – Sign on Zumbrota Mazeppa HS, 705 Mill St – 5:35pm**

The Commission discussed granting a variance to La Crosse Sign Group to increase the allowed square footage of 32sq to 60sq feet for a sign to be attached to Zumbrota Mazeppa High School building. No one was present to voice concerns or support. The Commission discussed further the site and positioning of the sign. **MOTION** Boyd, second Rockne to recommend council approval. Approved 5-0-0.
 - b. **Amendment of Zoning Ordinance Section 3 subd 3(2) – size/location of accessory building – 5:39pm**

The Commission discussed the proposed change to Section 3, subd3(2) to provide that accessory buildings greater than 128sq feet in area, unless attached to and made a part of the principal structure, shall not be closer than 5 feet to the principal structure. No one was present to voice concerns or support. The Commission discussed the history and updates regarding this case. **MOTION** Bucher, second Jensen to approve the ordinance and recommend council approval. Approved 5-0-0
5. **Old Business**
6. **New Business**
 - a. **Combination of Scott King Parcels (72.801.0470 & 72.801.0460) – 2080 20th St & 729 Strafford Dr – 5:55pm.**

The Commission discussed the Scott King parcels, which were approved by the county but not the city for combination. There is a long history of applications like this being denied because of preservation policies of the tax base, public works issues and code. Meister provides two options – researching further what they wish to use the lot for or keeping it as two lots, and charging a variance fee for whatever projects occur there. The Commission deliberated on which path they wished to take, choosing to table the discussion for another month. **MOTION:** Weness, approved 5-0-0. Meister and Grudem requested to research further and present findings in December.

Meeting adjourned at 6:01pm.