

Planning Commission Agenda
Tuesday, November 12th, 2019 ~ 5:30 p.m.
City Hall

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 10.08.2019 Regular Meeting
4. Public Hearing
- A.
5. Old Business
 - A. Fee Schedule
6. New Business
 - A. Specialty Metals 1
 - B. Sugarloaf Estates property rezone: Urban Fringe to Residential
7. Other
 - A. Report:
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, November 12th, 2019 - 5:30 P.M. City Hall**

Present: Council Member Todd Hammel (Vice-Chair), Commissioner Bev Weness, Commissioner Bev Holzheu, Commissioner Brian Grudem. Staff: Ryan Soukup.

1. **Vice-Chairman Hammel called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion to adopt amended agenda with addition of 6.B.: Grudem, second Weness. Approved 4-0-0.**
3. **Minutes: Motion Weness, second Grudem to approve the Planning and Zoning Commission minutes of October 8th, 2019. Approved 4-0-0.**
4. **Public Hearing**
5. **Old Business:**
 - A. **Fee Schedule** – Planning and Zoning Commission reviewed the zoning fees and compared with the communities of Plainview, Stewartville, Pine Island, and Wanamingo. Planning and Zoning Commission recommends the following fees to the City Council (current fees in parentheses):
 - Conditional Use Permit Application: \$250 (\$150)
 - Interim Use Permit Application: \$250 (current \$150)
 - Variance Application: \$250 (current \$150)
 - Rezone Request Application: \$250 (current \$150)
 - Zoning Ordinance Amendment Application: \$250 (current \$150)
 - Preliminary Plat Review Application: \$250 + \$50 per lot (current \$50+\$5 per lot)
 - Final Plat Review Application: \$100 – waived on subdivision of 5 lots or less (current \$50)
 - Annexation Request Application: \$400 plus MN Planning Fees - \$400 waived on requests of 2 (5) acres or less. (current \$200)
 - Minor Subdivision Application: \$250 (current \$75)
 - Street/Alley/Utility Vacation Application: \$250 (current \$150)
 - Zoning Permit Application: \$75 (current \$30)
 - Commercial Site Plan Review: Actual cost for Engineer and other consultant fees (no change from current)The concern of the commission is that it is better to incrementally increase fees over time versus all at once. The proposed fees are still lower than surrounding communities.
**Motion to recommend changes to the fee schedule as outlined above:
Grudem, second Holzheu. Approved 4-0-0.**
6. **New Business:**

- A. Specialty Metals 1** – Mr Jaime Wetzstein of Specialty Metals 1 would like confirmation that his business proposal of a recycling center would be permitted under the C2 Highway Commercial Zone. Planning and Zoning Commission provided guidance to staff that the proposed use does not meet the permitted uses of the C2 zone.
- B. Sugarloaf Estates property rezone:** Urban Fringe to Residential – Larry Thomforde of 17468 Sugarloaf Parkway is seeking to purchase 1.1 acres from the Goodhue County Agricultural Society. Thomforde’s property is currently zoned Residential (R1) and the Agricultural Society’s property is zoned Urban Fringe (A3). Since no Urban Fringe parcel can be less than 35 acres, it will need to be combined with Thomforde’s current property. To do that, it will need to be rezoned from A3 to R1 and platted. (see attached) The County Land Use Management office is seeking any input from adjacent entities, including the City of Zumbrota. Planning and Zoning Commission provided the following guidance to staff: we are now aware of the proposed rezone and do not have issue with this particular case. However, due to past experience with Urban Fringe Rezones we doubt that the County will take the City of Zumbrota’s input into consideration.

7. Other

A. Report:

8. Adjourn

Meeting ended at 6:35 pm.