

Planning Commission Agenda
Tuesday, December 08th, 2020 ~ 5:30 p.m.
City Hall
*** remote meeting ***

1. Call to Order
2. Adopt/Amend agenda
3. Approve Minutes – 11.10.2020 Regular Meeting
4. Public Hearing
 - A.
5. Old Business
 - A. Fences: what constitutes obstruction of view
6. New Business
 - A. New commissioner volunteer – Jen Prins
 - B. Request from EDA- 2101 180th Ave
7. Other
 - A. Reports: Taxable Market Value estimates
8. Adjourn

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

**City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, December 8, 2020 - 5:30 P.M. City Hall**

Present: Chair Matt Rockne, Commissioner Bev Holzheu (remote), Commissioner Joan Bucher (remote), Commissioner Bev Weness (remote), Council Member Todd Hammel, Jennfier Prins (remote) and Commissioner Tom Steger (remote); Staff: Ryan Soukup, Brian Grudem (remote).

1. **Chair Matt Rockne called the meeting to order at 5:30 p.m.**
2. **Agenda: Motion Weness, second Steger to adopt the amended agenda with the addition of “6C. Carnegie Library – Residential use.** Approved by roll call (6-0-0).
3. **Minutes: Motion Hammel, second Rockne to approve the Planning and Zoning Commission minutes of November 10, 2020 as amended.** Approved by roll call (5-0-1 Steger abstaining).
4. **Public Hearing**
5. **Old Business**
 - A. **Fences: What constitutes obstruction of view** – No updates at this time. Soukup has sent out emails of inquiry. Will revisit when more information is received.
6. **New Business**
 - A. **New commissioner volunteer – Jen Prins** – Jen Prins was attending by remote. She has expressed interest in serving. **Motion Steger, second Holzheu to recommend approval of Jen Prins appointment to the Planning and Zoning Commission.** Approved by roll call (6-0-0).
 - B. **Request from EDA – 2101 180th Ave** – Family Dollar/Dollar General will be taking up 11,770 square feet of the form Alco store building. Of the remaining footage the owner is requesting a larger portion of the building be allowed for storage. This would require an interim use permit. Before the entire building was used for storage and there were some problems with the length of the interim use permit. There was discussion as to the length of time to allow the interim use permit. The Commission would like more information on traffic flow, second door, front door and additional loading dock. Staff will seek out that information for the next meeting **Motion Weness, second Hammel to table until the next meeting.** Approved by roll call (6-0-0).
 - C. **Carnegie Library – Residential Use.** – The old library is up for sale. Multiple buyers have asked if a floor of the building can be used for residential purposes. Current ordinances allow living in the second or 3rd floor. This may not work well if the lower space would be used for residential. Steger asked if they are just looking for residential in one of the floors. Soukup said there have been inquiries for all

residential or the lower level residential. It is a unique building. Discussion ranged on how best to address this with CUP or variance. Soukup was asking for guidance so he had answers for inquiry. Soukup was directed to tell inquiries to apply for CUP with a definite plan.

7. Other:

A. Reports: Taxable Market Value estimates – The 2021 residential taxable market value has increased 13% on average. Home value is based on selling values.

8. Adjourn – Motion Weness, second Steger to adjourn the meeting. The meeting adjourned at 6:19 pm.