

**City of Zumbrota**  
**Planning Commission Regular Meeting Minutes**  
**Tuesday, April 9, 2024, 5:30 pm**  
**City Hall**

**Present:** Chair Matt Rockne, Commissioners Bev Weness, Bev Holzheu, Connie Boyd, Tom Steger, Kim Jensen (5:35 pm.), and Council Member Commissioner Joan Bucher. Also present: Community Development Directors Kurt Meister, Finance/HR Director Kim Simonson, Richard Meyerhofer, Mark McConaughy, Fred Raasch, Gary Stiller, Carol Jackson, Bob Hawley, Connie Hawley, Adam Bang, Jake Rude, and Mary Goodman.

1. **Rockne called meeting to order at 5:30 pm.**
2. **Agenda: MOTION** Steger, second Bucher to approve the agenda. Approved 6-0-0.
3. **Minutes: MOTION** Bucher, second Weness to approve March 12, 2024, minutes with a correction to the spelling of the name “Bucher”. Approved 6-0-0.
4. **Public Hearing**
  - a. **Rezone – 70 3<sup>rd</sup> Street (Parcel 72.100.1270 & 72.100.1260)**

The public hearing opened at 5:35 pm. Keller Baartman has requested the above listed parcels be rezoned from Commercial 1 to PUD-R for the company to pursue a Workforce Housing Grant and build a 38-unit apartment complex on the lot. Meister and Simonson explained the request as well as the possible TIF district should the rezone go forward. Many of those present expressed concerns about parking, storm water drainage, and traffic. Some were concerned about eliminating one of the last remaining spots of downtown commercial and making it housing. Steger said the size of the project brings up concerns and asked whether the PZ Commission would be able to weigh in on parking, etc. Meister and Simonson stressed the plan is conceptual and will change as issues come up and that all is contingent upon Keller Baartman receiving a grant. Other commissioners said they were uncomfortable with the brief time frame. Rockne stated the timeline could not be extended another 60 days due to the deadline for grant application. The public hearing closed at 6:21 pm. **MOTION** Steger, second Holzheu to deny the application for rezone stating there were many concerns raised which are not addressed and the commission would like to keep the character of the downtown commercial district. The denial of rezone was approved with the following vote: Holzheu: Aye; Weness: Aye; Jensen: Nay; Steger: Aye; Boyd: Aye; Bucher: Nay; Rockne: Nay. Rezone request denied 4-3-0. Rockne reminded those present the PZ Commission is a recommending body and the Council will make the final decision.
5. **Old Business**
6. **New Business**
  - a. **Minor Subdivision – 356 Central Avenue**

**MOTION** Steger, second Bucher to set a public hearing for a minor subdivision request for 356 Central Avenue for May 14, 2024, at 5:35 pm. Approved 6-0-0.

b. **Variance - 511 W 1<sup>st</sup> Street**

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**MOTION** Bucher second Holzheu to set a public hearing to discuss a rear yard setback for a proposed home addition at 511 W 1<sup>st</sup> St for Tuesday, May 15, 2024, at 5:40 p.m.  
Approved 5-0-0.

7. **Other**

a. **Planning and Zoning Commission Annual Report**

Tabled until the next meeting.

**MOTION** Rockne, second Bucher to adjourn the meeting at 6:32 pm. Approved 7-0-0.