

City of Zumbrota
Planning Commission Regular Meeting Minutes
Tuesday, September 10, 2024, 5:30 pm
City Hall

Present: Chair Matt Rockne, Commissioners Bev Weness, Tom Steger, Kim Jensen, and Council Member Commissioner Joan Bucher. Also present: Community Development Director Kurt Meister, Scott Huneke (WHKS), Tucker Lemmerman, Sgt. Tony Pesquale, John Champa, Seth Friese

Absent: Bev Holzheu, Connie Boyd

Agenda: Meister added to agenda: 6c. – Golf Course discussion **MOTION** Steger, second Steger to approve the agenda as amended. Approved 5-0-0.

1. **Minutes: MOTION** Steger, second Bucher to approve July 9, 2024. Approved 5-0-0.
2. **New Business – Minor Subdivision, 819 5th St W.**
 - a. Clyde Hinrichs has applied for minor subdivision of his land. Land has been surveyed, would like to parcel off 4.59 acres from his current parcel of land for economic activity and a larger tax base. Discussion of what the land would be used for and possible re-plat. Parcel A would be split off for is current home. Setbacks of current home and new parcel were addressed.
Public hearing was set for October 8, 2024, at 5:35pm – Motion Steger, second Jensen.
Approved 5-0-0
3. **Public Hearing – (5:35) 966 Golf View Ave Variance**
 - a. Variance was streamlined due to builder’s timeline. The new home build will encroach into the odd shaped lot by 8’. The house is situated facing east due to drainage issues of the lot. The setback for rear yard is 35’. Meister pointed out that Tina Hostager was granted a variance in the highlands due to rear yard setback. Rockne opened public hearing (5:37): Seth Friese point out they placed home in current location due to hill and drainage. Public Hearing closed at 5:45. Motion to approve Stever, second Bucher.
Approved 5-0-0.

New Business – Berg Homestead 1st addition Preliminary Plat

- b. Scott Huneke (WHKS) presented the Berg Homestead 1st addition. Seven lots off of 9th Street Mr. Champa pointed out trailer home was removed from lot. Setbacks of home would be 20’, Rockne suggested a PUD. Weness asked what kind of houses – walk out SF homes. Drainage was addressed. Driveway length was addressed. Public Hearing was set for October 8, 2024, at 5:40pm – Motion Weness, second Steger. Approved 5-0-0.

c. Golf Course Discussion

Kevin Kish, Zumbrota Golf Course has a strip of land on the west side of the course PID #72.387.0710. The strip separates the course from the backyard of the homes, hole 9. The course is looking to sell the land to individual homeowners near the course. People have mowed and landscaped the land they have used. Plats may differ, Highland's 1st and Highland's 2nd – makes it difficult. May have to re-plat. Deed restriction possibility. Easiest is to grant one variance once known how many would be interested. Rockne suggested to Meister to see how many citizens would want to do this?

4. New Business

5. Other

Rockne adjourned meeting at 6:15 pm.