

## MINUTES OF PLANNING COMMISSION MEETING

December 13, 2021

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 13th day of December, 2021 at 6:30 PM

**THE FOLLOWING WERE PRESENT:** Chairman Ferris, Commissioner Thompson, Commissioner Tinsley, Commissioner Burton, Commissioner Egglar and Commissioner Fitch

**THE FOLLOWING WERE ABSENT:** Commissioner Torkelson

**THE FOLLOWING WERE ALSO PRESENT:** City Administrator Ibisch, Clerk Rappe, Brad Scheib – HKGi, Dean Schuette, Jason Kingsley and Tim O'Morro

**CALL TO ORDER AT 6:30PM**

**MINUTES OF THE PREVIOUS MEETING – October 11, 2021 - Motion to Approve the Minutes as Submitted made by Commissioner Egglar, second by Commissioner Fitch With All Voting Aye.**

**GOLDEN KERNEL ANNEXATION – INFORMATION** – Administrator Ibisch stated that this came into the City as Designated Holding (DH) zone. This is south of County 34 on the west side Kasson. Mr. Schieb stated that this is outside of the comprehensive plan current growth area. We do not have a concept plan or idea of what they intend on using the land for.

**SCHUETTE ANNEXATION – CONCEPT PLAN** – Administrator Ibisch stated that this was annexed at the last Council meeting. Mr. Schieb stated that this is a concept review and this is an opportunity to identify big issues to determine where the plans go in terms of a final entitlement process. Mr. Schieb stated that the first issue is in the land use map there is an area that the comp plan identifies this as high density residential and Mr. Schuette would like this area to be commercial. So there is a request to change this to C-3. The second is access to highway 57, this will be dictated largely by MnDOT and the roundabout will effect street accesses. There is a drainage area that goes through the site. The developer and the City will have to work through storm water draining and easements. The developer would like to phase development on this site. The next steps would need to be a comp plan amendment and a rezone. Dean Schuette was in attendance to answer questions.

Discussion – Ibisch asked about road spacing and MnDOT stated that they are supportive of accesses at 11<sup>th</sup> St and 13<sup>th</sup> St. Mr. Scheib stated that we need to work through this with MnDOT we will get into these with the Platting process. Mr. Scheib stated that MnDOT is supportive of full intersections. Mr. Schuette stated that he has had conversations with Bigelow and he is amenable with sharing an easement for 12<sup>th</sup> St. Commissioner Thompson asked about the mixture of housing on the west side and the zoning for that area. Commissioner Egglar asked about the jog on 12<sup>th</sup> and if there is a way to make that straighter.

The Planning Commissioners were in agreement that they are comfortable with the uses so that Mr. Schuette can figure out the street alignments to comply with the MnDOT comments. Commissioner Fitch asked if we have seen any plans for the Kwik Trip that will be at the North of 16<sup>th</sup> St. Scheib stated that we have not. Mr. Schuette stated that he believes 12<sup>th</sup> will be more of a residential street and the bulk of traffic will use 16<sup>th</sup> St.

Mr. Scheib stated that this is only a concept plan and this conversation is essential to work on the plan.

**FENCE DISCUSSION** – There was a complaint that a fence had been built within the setback area of the new fence ordinance. Jason Kingsley, the property owner was notified and was in attendance to state why and how

he ordered the fence pieces and gopher one call in July before the new fence ordinance was passed. He stated that he is 2 ½ feet from the back property line. Commissioner Burton stated that there is documentation that this was started before the new fence law went into effect. The Commissioners were in agreement that this fence was in compliance.

Chairman Ferris asked about the other fence on Mantorville Ave that was not in compliance of the former fence ordinance. Administrator Ibisch stated that he has sent another letter to the resident and received no response. Mr. Scheib stated that this is a zoning violation and asked if the Council would enforce this since we can't pick and choose so we would need to change the code. Commissioner Burton stated that he thinks we are obligated to enforce this. This would not fit a variance or a conditional use permit. It was suggested for the Administrator to send another letter would be sent and to give the property owner to August of 2022 to come into compliance or corrective action will be taken. After the City Council makes a decision in August of 2022 there is an appeals process and timeline.

**2022 WORK PLAN** – Mr. Scheib stated that Laura Chamberlain has left the company so he will be our go to for the meantime. He asked what the Planning Commission would like to think about for updates or improvement in 2022. Mr. Scheib stated that more needs to be done regarding the park system plan and have a more defined park planning and we can advise during the concept plan process and the Park Board needs to do this more than the Planning Commission.

Commissioner Burton stated that we should update and detail the PUD ordinance and establishing more design standards for these PUDs. The decisions have been reactive and not proactive.

Commissioner Burton stated that we should look at large lot developments and what prevents these large lots from subdividing their lot.

## **OTHER**

**ADJOURN** – 7:31pm

Respectfully Submitted,

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Linda Rappe, City Clerk