

MINUTES OF PLANNING COMMISSION MEETING  
September 12, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of September, 2022 at 6:30 PM

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

**THE FOLLOWING WERE ABSENT:** Commissioner Tinsley and Commissioner Fitch

**THE FOLLOWING WERE ALSO PRESENT:** City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant, Brad Scheib – HKGi, Tim Ibisch, City Administrator, Tim O'Marro, Nick LaJoye, Brie Blattner and Matt Durand

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

**MINUTES OF THE PREVIOUS MEETING – August 8, 2022 Motion to Approve made by Commissioner Egglar, second by Commissioner Burton with All Voting Aye**

**PUBLIC HEARINGS –LAJOYE FENCE CONDITIONAL USE PERMIT –** Planning/EDA Assistant Albers gave background and went through the findings of fact.

Public Hearing Opened  
NO comments  
Public Hearing Closed

Discussion – Chairman Ferris stated that there is an existing fence in place and that will stay so there will be two fences next to each other. Commissioner Burton stated that he concurs with the staff recommendation on conditions outlined. **Motion to Recommend Approval of the CUP made by Commissioner Burton, second by Commissioner Egglar with the correction to the resolution, All Voting Aye.**

**PUBLIC HEARING – KWIK TRIP – PRELIMINARY AND FINAL PLATS –** Administrator Ibisch gave background on this request. Ibisch stated that there are some platted lots along North Mantorville Ave but Kwik Trip is building across those and unplatted land and that is why we have asked them to plat. Ibisch also stated that part of staff recommendation is for vegetative plantings as opposed to a fence for screening since staff sees this area as future commercial growth. Brad Scheib – HKGI stated that there is a shown outlot on the plat but staff is recommending combining that to have only Lot 1. There is an easement running through the center of the plat and that will be vacated at the Council meeting. Mr. Scheib went through the conditions on the resolution. Chairman Ferris asked if there was a better map of the existing drive/street and where access for the homes would be. Commissioner Egglar concerned if the road leading into Kwik Trip is a street or a driveway. Scheib stated that the frontage area is in the MNDoT right of way. Ibisch stated that there will eventually be a backage road for the properties to the north. Commissioner Burton questioned the retention pond being close to the fuel tanks. Mr. Scheib stated that is not uncommon and will not interfere with anything. The pond will drain to the north and then go west.  
Wade Beaumont representing Kwik Trip was in attendance. Kwik Trip is in agreement with the comments made.

Public Hearing Opened  
No Comments  
Public Hearing Closed

**Motion to Recommend Approval of the Kwik Trip 1194 Subdivision Preliminary and Final Plat made by Commissioner Egger, second by Commissioner Thompson with All Voting Aye.**

**PUBLIC HEARING – GOLDEN KERNEL – PRELIMINARY AND FINAL PLATS** - There is a homestead that has been on the site for quite awhile and they would like to split that off to be able to sell to the renters of that lot. Mr. Scheib stated there are a few conditions and since there is no immediate development planned for this area. Staff is recommending not changing the zoning or the comp plan and to leave them in a Holding District. Staff is recommending platting because it is an unplatted parcel. Another condition will be that they meet current septic rules and when development happens they will be required to hook up to city services. Another condition is about wac and sac and park dedication for outlot A will be deferred until that is developed. Matt Durand represented Golden Kernel Farms,

Public Hearing Opened

No Comments

Public Hearing Closed

Discussion – Commissioner Egger suggested a requirement that the septic and well be removed when development happens on the outlot. Administrator Ibisch stated that it is State Statute that once a parcel is connected to city services the well and septic have to be capped. Matt Durand stated that the septic system has been inspected and has about a 20-25 year lifespan. Commissioner Burton stated that if we approve this plat increasing this parcel to 3 acres that would be a unique parcel. Mr. Scheib stated that this is why we are keeping it in a holding zone, this was a way to allow this homestead to exist. Commissioner Burton stated that we did not create the other 3 acre parcels in town and does not want to set a precedence. Matt Durand stated many possibilities that they have discussed for the outlots created by this plat.

**Motion to Recommend Approval of the Preliminary and Final Plat of Zumbro Valley Park with Conditions as Stated made by Commissioner Thompson, second by Commissioner Burton with All Voting Aye.**

**OTHER** - Nothing

**ADJOURN** – 7:14pm

Respectfully Submitted,

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Linda Rappe, City Clerk