

MINUTES OF PLANNING COMMISSION MEETING

February 12, 2018

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of February, 2018 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Commissioner Ferris, Commission Torkelson, Commissioner Fitch, Commissioner Tinsley and Commissioner Zelinske, Commissioner Borgstrom and Commissioner Burton.

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Clerk Rappe, Johannes and Josiah Marsland, Elsa Patt, Kent Keller, Carlos Hernandez and David Martin

CALL TO ORDER: Commissioner Ferris called the meeting to order at 6:30 PM.

AGENDA: - Add Swearing in of new Commissioner and introductions.

SWEARING IN NEW COMMISSIONER - Commissioner Joe Fitch was sworn in.

INTRODUCTIONS

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING: Motion to Approve the January 8, 2018 minutes made by Commissioner Burton, second by Commissioner Zelinske with all voting Aye.

PUBLIC HEARING - FINAL PLAT – HACK’S 2ND SUBDIVISION

Staff stated all information was in the packets and that there is no new information.

Public Hearing opened – David Martin, Massey Land Survey, he has discussed the Engineer’s suggestions with Brandon Theobald the City Engineer.

Public Hearing closed

Discussion: Commissioner Burton asked Mr. Martin about the drop for the driveways and the trail. Mr. Martin stated that there maybe a few tenths of a foot.

Motion to Approve the Final Plat of Hacks Second Addition made by Commissioner Zelinske, second by Commissioner Torkelson with all voting Aye.

Commissioner Tinsley recused himself from the rest of the public hearings because his company is doing work for the seller.

PUBLIC HEARING - REZONE REQUEST FOR 105 S MANTORVILLE AVE –

Public Hearing Opened – Johannes Marsland – 703 Southfork Pl SE, representing Train A Child Center and The Church of the Nazarene. Mr. Marsland stated that they would like to change the zoning at 105 S Mantorville to move their Church and School and expand their school and ministries and would lease out portions of the building that they are not using until they can grow into the entire building.

Commissioner Zelinske asked about issues with child care and Highway 57. Mr. Marsland stated that the childcare would be on the back half of the property near the lumber yard and traffic would be handled to drop off at the property and progress through the vacated street. Commissioner Burton asked if conversations have been had with the lumber yard if they are planning on using the vacated street that runs through. Mr. Marsland stated he has not yet.

Commissioner Burton stated that he has a concern with changing this to R-C in view with current Comprehensive Plan and with community feedback that has been received in updating the current

Comprehensive Plan this is contradictory to what is in the Comprehensive Plan. This is separated by a street and is not contiguous and would consider this to be spot zoning.

Commissioner Borgstrom – asked about future rental and the use is up in the air. Mr. Marsland stated that the use of the building is church/school/daycare and any other use would only be temporary until they fill the building with the intended use. He has had conversations with the City Administrator and would have enough parking spaces for the church and school. Commissioner Zelinske stated that access for people dropping off and picking up kids would be through the lumber yard and sees an issue with this. Mr. Marsland stated the total congregation is about 30 and school enrollment is about 30. Kent Keller, Mantorville – asked about the vacation and who would own that street. Commissioner Burton stated that along the property line the street would have been split but that would depend on the agreement and what is filed.

Elsa Patt – 69 Central Ave – Stated that they are providing education for children who cannot succeed in public school and for homeschoolers that are not comfortable teaching higher grades. This is an important ministry they are providing.

Carlos Hernandez – Testified that he was one of those kids and has been going to this school and they helped him through his issues and public school cannot help you the way that they can. This school has helped him succeed.

Public Hearing closed.

Discussion – Commissioner Burton – stated that it is admirable what they do and he appreciates this, but does not think this is the appropriate zoning. The current comprehensive plan states that we should promote more diverse and commercial entities and the biggest opportunity for commercial growth is along Highway 57 and we should encourage the retention and expansion of current businesses. Regarding land use, it states that highway 57 provides high traffic and zoning should be orderly and contiguous and he does not believe that this is contiguous and this would be spot zoning. Burton does not feel that this meets the intent of the comprehensive plan and that R-C is not the appropriate zoning.

Commissioner Fitch – Our community does need another daycare, but rezoning this one parcel that is in the C-M zone he does not feel meets the criteria, if we were looking at rezoning the entire area maybe. He does not feel that this is in coordination with the comprehensive plan.

Commissioner Torkelson – He agrees with Commissioner Burton and there are still issues that need to be figured out with the lumber yard. He is not a fan of changing this zone.

Commissioner Zelinske – Commended Mr. Marsland for the work they are doing and Kasson needs this, but does not think that this zoning is the right fit for what you want to do.

Commissioner Borgstrom – agrees with what the Commissioners are saying.

Motion to Deny the Rezone to R-C and strongly encourage the City to work with this party to look for alternatives because they are an asset to the Community, made by Commissioner Burton, second by Commissioner Zelinske, Ayes: Burton, Fitch, Torkelson, Ferris, Zelinske, Borgstrom. Tinsley – Abstain.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR CHURCH/SCHOOL AT 105 S MANTORVILLE AVE

Public Hearing Opened –

Johan Marsland – asked if there is another zone that they could request that may pass. And if anyone would know if anywhere else that they could go he would appreciate any help they can get.

Public Hearing Closed

Motion to Deny the Conditional Use Permit with the finding of fact that it is not zoned for this made by Commissioner Burton, second by Commissioner Zelinske. Ayes: Burton, Fitch, Torkelson, Ferris, Zelinske, Borgstrom. Tinsley - Abstain

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR DAYCARE AT 105 S MANTORVILLE AVE

Public Hearing Opened - no comments

Public Hearing Closed

Motion to Deny the Conditional Use Permit for the daycare at 105 South Mantorville Ave made by Commissioner Zelinske, second by Commissioner Borgstrom. Ayes: Burton, Fitch, Torkelson, Ferris, Zelinske, Borgstrom. Tinsley - Abstain

OTHER BUSINESS – Commissioner Burton handed out maps from the comp plan meeting last week. One map is areas of the town that we can be served by gravity and would not require lift stations. The other map shows the current city boundaries and service areas.

Commissioner Tinsley stated that they got a glimpse of a few pages of the proposed comp plan that have been drafted already and is encouraged by it.

ADJOURN 7:23PM

ATTEST:

Linda Rappe
City Clerk

Theresa Coleman
Zoning Administrator/City Administrator