

MINUTES OF PLANNING COMMISSION MEETING

March 12, 2018

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

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

THE FOLLOWING WERE ABSENT: Commissioners Fitch and Burton

THE FOLLOWING WERE ALSO PRESENT: Administrator Theresa Coleman, City Clerk Rappe, Ron and John Kasel, Rich Massey and Aaron Thompson

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

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING: Motion to Approve the February 12, 2018 minutes with the change of the last sentence to remove the word “finished” and replace it with “drafted” made by Commissioner Zelinske, second by Commissioner Borgstrom with all voting Aye.

PUBLIC HEARING – VARIANCE – KM SCHOOL PRESS BOX

Staff explained that the variance is for 2 feet to make the height 18 feet.

Open public hearing

Aaron Thompson, representing KM Schools, the school would like a 9 foot main floor to have an 8 foot garage door, and 8 foot upper floor and to get the press box over the top of the bleachers.

Public Hearing closed

Chairman Ferris asked the Commissioners the following questions: Whether they felt there are exceptional, unique or extraordinary circumstances apply to the physical surrounding, shape or topographical conditions of the parcel of land that result in practical difficulties for the owner? No answer.

Whether or not granting the variance will alter the essential character of the locality? – No

Whether or not granting the variance will: 1. Impair an adequate supply of light and air to adjacent property? – No

2. Substantially increase congestion in adjacent public streets? – No

3. Endanger the public safety? – No

4. Substantially diminish or impair property values within the vicinity? – No

Whether the variance requested is the minimum variance that would alleviate the practical difficulties? Yes

Whether or not the variance requested is consistent with this chapter and the City’s Comprehensive Plan? No answer

Whether or not granting the variance requested provided for a reasonable and practical solution that will eliminate the practical difficulties? Yes

Motion to recommend approval the variance and for an amendment to application to 2 story in an R-1 and at a max of 18 feet, made by Commissioner Zelinske, second by Commissioner Torkelson with all voting Aye.

GENERAL DEVELOPMENT PLAN

Rich Massey spoke on behalf of Ron Kasel. Some neighboring property owners are already occupying portions of these parcels and are interested in buying the lots. A sewer easement is already in place. The owner is creating a conservation corridor (Outlot B) along Maston Creek and Outlot A along the

railroad tracks. Ron Kasel stated that there is a planned ecological corridor that would be a good place for a bike trail.

Commissioner Zelinske asked if Mr. Kasel talked to the DNR. Mr. Massey stated; not yet.

Commissioner Tinsley asked if the lots would only be offered to the contiguous property owner. Mr. Kasel stated they would but they could not combine lots. Mr. Kasel is hoping to sell them to the property owners but does not have confirmation from them all.

Administrator Coleman noted the staff recommendations to create deed restricted Outlots. She clarified that Mr. Kasel plans to retain Outlots A and B.

Mr. Massey has to look further into deed restrictions to see how much can be restricted. The Commissioners were very interested to get a statement from the DNR for their restrictions for this land.

Motion to approve the general development plan as presented and discussed made by Commissioner Borgstrom, second by Commissioner Zelinske with all voting Aye.

ORDINANCE REVISIONS

Administrator Coleman presented the floodplain ordinance. Since Commissioners do not have this section in their zoning books this will be tabled until the April meeting. Chairman Ferris asked if Shopko was built in the floodplain. Administrator Coleman stated that the retention pond was constructed to handle potential flooding.

COMPREHENSIVE PLAN UPDATE –Administrator Coleman stated that the Comprehensive Plan working Group has a meeting on April 4 to review a draft of the Comp Plan. Hoisington-Koegler is planning a joint meeting with the City Council and Planning Commission on April 16 at 6:00 PM at the Kasson Public Library to walk through the draft plan. A meeting on May 14 at 5:30PM there will be an Open House prior to the Planning Commission meeting at 6:30PM where a public hearing will be held on the Comprehensive Plan. The City Council will then adopt the Comp Plan at either they May 23 or June 13 meeting. The Planning Commission was in consensus that they would like to have their regular meeting on April 9 and a special joint meeting on April 16 with the City Council.

Location was discussed for the May 14 public hearing, Administrator Coleman will see if the high school is available.

OTHER BUSINESS – Commissioner Borgstrom indicated that there was a potential rezone of the block south of Shopko. Commissioner Borgstrom asked the Planning Commission to be prepared for this in the future.

ADJOURN 7:21PM

ATTEST:

Linda Rappe
City Clerk

Theresa Coleman
Zoning Administrator/City Administrator