

MINUTES OF PLANNING COMMISSION MEETING  
August 6, 2018

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

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

**THE FOLLOWING WERE ABSENT:** Commissioner Fitch, Commissioner Ferris

**THE FOLLOWING WERE ALSO PRESENT:** Administrator Theresa Coleman, City Clerk Rappe, Doug Buck, Jerry Struthers, Ron Eidem, Phil Johnson, Jon Schuette, Amy Costello, Jared Sargent, Jamie Finne, Dan Egger and Robert Brown

**CALL TO ORDER:** Commissioner Burton called the meeting to order at 6:34 PM.

**MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:** **Motion to Approve the July 9, 2018 minutes made by Commissioner Borgstrom, second by Commissioner Torkelson with all voting Aye.**

**CASEY'S RETAIL COMPANY – CONDITIONAL USE PERMIT**

Administrator Coleman stated that the staff planning review is included and an updated site plan was handed out that adds shrubs along the fence on the west side. Commissioner Burton questioned the traffic study. Administrator Coleman stated that MnDOT does not want to weigh in until the CUP is approved. Casey's Engineer, Jon Schuette explained the traffic study and stated that it came out with the best case scenario; it will not negatively impact the community and the neighborhood. Administrator Coleman read through potential conditions for approval. Jamie Finnie asked about a fence and shrubs on her side of the retention pond. Casey's agreed. Casey's stated the fence would be 6 feet high shadow box fencing. Commissioner Tinsley asked about lighting from the canopy. Casey's lighting is shielded to contain all lighting on the property. Commissioner Tinsley stated the building design will match the small town aesthetics. Casey's will try to relocate the dumpsters as far to the west as possible. Commissioner Zelinske asked if they would put a white vinyl fence around Struthers and the rest can be wooden fencing. Commissioner Zelinske asked Mr. Struthers and Ms. Finnie if they were satisfied and they stated that they were. **Motion to Recommend to Approve the Conditional Use Permit with Conditions as Stated in the Resolution, for Casey's Retail Company made by Commissioner Zelinske, second by Commissioner Torkelson with conditions as outlined. All Ayes.**

**WILKER CONDITIONAL USE PERMIT**

A letter has gone out to Mr. Wilker and the Planning Commission will wait the 30 days.

**OTHER BUSINESS**

Hoisington Koegler has submitted a quote to do a diagnostics of the zoning ordinance to bring it into compliance with the new Comprehensive Plan. Commissioner Burton stated that he has a good experience working with Brad Schieb during the comp plan process.

ADJOURN 7:00PM

Respectfully Submitted,

---

Linda Rappe, City Clerk