

MINUTES OF PLANNING COMMISSION MEETING
December 10, 2018

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 10th day of December, 2018 at 6:30 PM

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

THE FOLLOWING WERE ABSENT: Commissioner Borgstrom

THE FOLLOWING WERE ALSO PRESENT: Administrator Theresa Coleman, City Clerk Rappe, Aaron and Sonja 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 Minutes of October 8 as written made by Commissioner Tinsley, second by Commissioner Burton with All Voting Aye.**

PUBLIC HEARING CUP FOR PUD THOMPSON DEVELOPMENT – Aaron Thompson - 504 16th St NE – Mr. Thompson stated that he is proposing a 4 plex and 8 plex townhomes. These will have a private drive so there is only one entrance onto 16th St NE. The utilities would run under the street. This will be affordable housing and are modeled after units in Byron selling for around \$240,000 each. These will be three bedroom, three bath units. The north end of the 8 plex will look like a normal house facing 16th St and that will be a 5 bedroom unit.

This would be a private association. Snow removal would be taken care of by the association and pushed onto the front lot or hauled off. Commissioner Tinsley was concerned that the private drive is only 16 feet wide. Commissioner Burton asked about three different designs for the 8 plex. Mr. Thompson stated there is a design for the south end unit, the middle units and the larger north end unit. Commissioner Tinsley questioned a turnaround for fire trucks and Commissioner Fitch stated that the fire department will weigh in at platting time. Mr. Thompson stated that all units will have sprinklers. Commissioner Zelinske likes this and this is needed in Kasson. Commissioner Tinsley asked about fencing on the east side. Mr. Thompson stated that he was not planning on fencing at this time and stated that they could do some plantings.

Administrator Coleman stated that staff is proposing to put the sidewalk on the north border of the property as part of the safe routes to school. Mr. Thompson stated that a sidewalk is fine as long as it is going somewhere and he could put it in at any time.

Public Hearing Opened.
No Comments
Public Hearing Closed.

Motion to approve the Conditional Use Permit for the Planned Unit Development as presented made by Commissioner Zelinske, second by Commissioner Torkelson with All Voting Aye.

HOISINGTON-KOEGLER – Laura Chamberlain sent new proposed schedule with the results of the surveys that were put out.

Planning Commission Meeting October 8, 2018

Commissioner Burton asked about the balance on Planning and Zoning budget covering Hoisington Koegler and has read Brad Schieb's note and he is concerned about the quality Hoisington Koegler will be able to provide with such a limited budget. Administrator Coleman stated that there will be money next year. Commissioner Burton stated that the Zoning Code is the basis for almost all decisions that are made and we need to take great care in developing the new code.

OTHER BUSINESS – Commissioner Fitch asked if there is any update on Wilker that can be shared. Administrator Coleman stated that there is a court scheduling; it will be fall before the case will go before a judge.

ADJOURN 6:50PM

Respectfully Submitted,

Linda Rappe, City Clerk