

MINUTES OF PLANNING COMMISSION MEETING

June 10, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 10th day of June, 2019 at 6:30 PM

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

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: Administrator Theresa Coleman, City Clerk Rappe, Tim O'Morro, Olivia Torkelson and Jace Johnson, Matt Nelson, Jason Wilker, Marlo Bungum, Tony Bigelow, Rachel Linbo, Kevin Dohrmann, Deanna and Patrick Mulrooney, Jeremy Kramer and Jason Rathburn

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETINGS – May 13, 2019 – Commissioner Tinsley had a couple of spelling changes that will be corrected. **Motion to Approve the Minutes as corrected, made by Commissioner Thompson, second by Commission Torkelson with All Voting Aye.**

PUBLIC HEARING BIGELOW VOIGT – PRAIRIE WILLOW 4TH FINAL PLAT –Administrator Coleman stated that it has been more that a year since approval and the final plat was not recorded.

Public Hearing Opened -

Tony Bigelow – 1210 16th St NE, Kasson - it needed more soil correction, nothing has changed on the plat, it has the same number of lots with townhomes and patio homes.

Jason Rathburn – 1503 2nd Ave NW – asked about the soil borings and the results. Mr. Bigelow explained what the soil borings are and what they are doing to fix the problems.

Commissioner Fitch asked about the timing– Mr. Bigelow hopes to start in early August.

Jeremy Kramer - 1505 2nd St. NW – noted that the gravel road gets quite beat up. Commissioner Zelinske stated that it would be nice to pave it but it is not in the City's future at this time. Mr. Kramer also asked about the pond. Mr. Bigelow stated that once the development is finished, the pond will be turned over to the City.

Patrick Mulrooney – 1404 2nd St NW – asked for clarification on the number of patio homes. Mr. Bigelow stated there will be 9 patio homes.

Mr. Rathburn asked about vegetation. Mr. Bigelow stated some trees will stay and scrub will be cleared.

Closed the public hearing

Motion to Approve the Final Plat made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

PUBLIC HEARING FOR SHELDON TORKELSON REQUEST FOR A REZONE -

Commissioner Torkelson recused himself. Administrator Coleman stated that the requested legal opinion from the City Attorney is in the packet.

Public Hearing Opened

Olivia Torkelson – 1200 W Main St. – She and her father are here to answer any questions.

Matt Nelson – 1004 1st Place NW – his fear is that the Torkelson's sell, someone else moves in and the rezone and CUP both go with the property.

Public Hearing Closed

Chairman Ferris does not interpret the AG rezone to allow horses and livestock. The livestock conditions would have to be added to the conditional use permit. Administrator Coleman, reading from the ordinance, stated that a rezone can be approved, approved with conditions or denied. The Commissioners are in agreement that they want to be able to control the use if the Torkelson's should sell the property. Administrator Coleman noted that the future land use map shows this as open space.

Motion to Approve the Rezone Request with the Conditions that the Property be Appropriately Surveyed and Boundaries Defined and Limited to the Housing of Equine, made by Commissioner Burton, second by Commissioner Zelisnke with All Voting Aye.

PUBLIC HEARING FOR SHELDON TORKELSON REQUEST FOR A CONDITIONAL USE PERMIT

Public Hearing Opened

Mr. Torkelson – 1200 W Main St – the dark spot on the map is not included. He will be putting fence in.
Public Hearing Closed

Mr. Torkelson is looking at a 6 foot fence along the back. It will be heavy duty, and aesthetically pleasing on the front. Commissioner Burton stated that the fence needed to be quality, have permanency and provide security, any building needs to be on the AG property, and limited to 1 horse per acre.

Mr. Torkelson stated that there are plans for manure removal and pest control.

The Commissioners are concerned there are no other single lots in town with split zoning.

Commissioner Burton stated that this is only a recommendation and we should get an opinion from the City Attorney. Administrator Coleman stated that she will get an opinion on all of the conditions that the Planning Commission is recommending before this goes to Council on the 26th of June.

Motion to Approve with the conditions of fence to be maintained, quality, permanency, security, building within the AG boundary, manure maintenance, one horse per acre made by Commissioner Thompson, second by Commissioner Burton with All Voting Aye.

OTHER - Marlo Bungum and Rachel Linbo from Creation Kids at St. Johns - their conditional use permit is for a child care facility serving 13 or more persons. The condition is, if they have more than 40 kids they revisit the planning commission. The City Attorney takes that to mean they need to inform the Commissioners as to what they are intending to do.

Marlo Bungum 22441 700th St, Kasson - and Rachel Linbo 25167 220th St Hayfield – They are hoping to expand to before and after school child care. Ms. Linbo stated that they have 43-44 children registered for preschool classes. The goal, closer to the school year, is 60. They are looking at up to 100 spots but current State licensing is for 80 children on site at one time. Commissioner Burton stated that, it is the State who is determining the number. He doesn't see a need for additional conditions at this time.

Administrator Coleman stated that if anything with their license were to change, they should come back and visit the Planning Commission again.

Planning Commission workshop on June 19 at 6 at Public Utilities Building.

ADJOURN 7:15PM

Respectfully Submitted,

Linda Rappe, City Clerk