

MINUTES OF PLANNING COMMISSION MEETING
February 8, 2021

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of February, 2021 at 6:30 PM

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

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: Administrator Tim Ibisch, Clerk Linda Rappe, Brad Scheib – HKgi and Kim and Steve White

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – January 11, 2021 - Motion to Approve the Minutes as Submitted made by Commissioner Thompson, second by Commissioner Tinsley With All Voting Aye.

PUBLIC HEARING – ORDINANCE UPDATE VARIANCE – Administrator Ibisch stated that we had this come up with the Dominos variance. Consultant Brad Schieb stated that the language gives us clear and direct authority to amend or revoke a variance. This gives the City the right to entertain a request by a property owner to amend, or revoke or rescind a variance and the City can do that without consent of the property owner if a condition is not being met.

Public hearing opened

No Comments

Public Hearing Closed

Discussion – Commissioner Tinsley had a question for Mr. Schieb on Section 2, there is a lot of added language and asked for clarification on the added language. Mr. Schieb stated that any amending, rescinding or revoking will require a public hearing. Mr. Schieb stated that the variances and conditional use permits should be monitored.

Motion to Approve the Changes in the Variance Language with the minor edit made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

PUBLIC HEARING – ORDINANCE UPDATE DRIVE THROUGH BUSINESSES –

Administrator Ibisch stated that this is to a certain degree reverting this back to the code before the update. Chairman Ferris asked if we need a definition for a drive through, will this include drive up ATM's etc. Mr. Schieb stated that we want to make sure that we have standards in place so that this allows drive throughs and does not disrupt the downtown. Mr. Schieb stated that post office boxes, donation boxes, and drive up un-manned ATM's are treated as accessories.

Public Hearing Open

Kim and Steve White, 406 13th Ave NW, they purchased the Hy-Vee Pharmacy building and would like to run a drive through coffee shop and gift shop.

Public Hearing Closed

Coffee shops are more traffic generating than restaurants and pharmacies. The Planning Commission would like to amend Section 2 part b to say “all businesses with drive throughs”. Mr. Schieb stated that a pharmacy drive through and a restaurant drive through are different traffic generators.

Commissioner Tinsley – are these the standards for C-2 and C-3 where they are already permitted with standards. Mr. Schieb stated that these are already in place as PS for C-2 and C-3 but for a cup for C-1 and R-C these standards would be guidelines for conditions. Mr. Schieb stated that with the conditional use permit is to be able to make this work and make sure that the proper agreements in place and make sure that the residential neighborhood is not compromised. The Chamber of Commerce was notified but no comments were received. Commissioner Zelinske stated that the lines will be backed out onto the streets.

Commissioner Tinsley stated a typo in Section 2 B part 10 sub part b “lumination” not “lamination”. **Motion to Recommend Approval of the Changes to the Ordinance Language made by Commissioner Zelinske, second by Commissioner Fitch with All Voting Aye.**

OTHER – Administrator Ibisch presented drawing of potential development in NE Kasson, there are transportation issues that need to be ironed out.

ADJOURN 7:00PM

Respectfully Submitted,

Linda Rappe, City Clerk