

MINUTES OF PLANNING COMMISSION MEETING
March 8, 2021

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of March, 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, Kim White, Tim O’Morro, Nate Bell and Jack Moyer, WHKS

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – February 8, 2021 - Motion to Approve the Minutes as Submitted made by Commissioner Burton, second by Commissioner Tinsley With All Voting Aye.

WITZEL PROPERTY DISCUSSION – Administrator Ibisch stated that we are working through a number of issues and staff has done a preliminary review. Brad Scheib stated that this property is located on the far north east of Kasson. We have to rezone this to single family residential; this is proposed as large 1 acre lots. The way the comp plan is written, large lots are not allowed so the Comprehensive Plan will have to be revised. Is this a sustainable pattern for water and sewer extension over the large lots. This would have to be annexed, rezoned and then platted. We did request that a street be added on the east side. The DNR has a concept trail, this is a very challenging plan. We could extend a current trail along 16th street. Commissioner Thompson asked about from a city standpoint if we need to limit lot width. Commissioner Zelinske likes the idea of the stub street going to the east for future development but do we need an access to the north as well. Mr. Scheib stated the first thing we have to do is amend the comprehensive plan because large lots are not allowed. Commissioner Burton stated that this is needed in the community. The demand is there. Administrator Ibisch summed this up as needing to discuss the access route to the north, the density and the assessment potential?

PUBLIC HEARING – SMILING MOOSE CONDITIONAL USE PERMIT FOR A DRIVE THROUGH BUSINESS – Administrator Ibisch stated that this has been an accelerated process and the City modified the code to provide for this conditional use permit.
Public hearing opened
No comments
Public hearing closed

Staff has shared concerns with pedestrian interaction with the traffic flow and back up turns. Mr. Scheib is concerned if they are successful and then this could very well back up traffic onto Main St. No access on 5th Ave SW so they will barricade with planter boxes that are on casters to be moved when drive through is not in use. There are also concerns with having to cross through the drive through to get to the patio. Another concern is the patio area and the site triangle. If this is successful and traffic backups up then this could be revoked or a solution would have to be sought. The conditions laid out are about enforcement. There is an access easement with the KM Telecom to use their property for exiting the drive through.

Commissioner Thompson asked if the planters on casters could pose a problem. Concerned with the back-up of cars in the drive through and the backing up area for the parking spaces.

Commissioner Torkelson asked that instead of cutting off 5th Ave SW would it work to make it an exit only?

Commissioner Burton asked if there is opportunity for stacking on the property on the south.

Mr. Scheib stated that if there is a problem there are options right now to mitigate the problem if they arise.

Commissioner Thompson believes there may be problems with the one entrance/exit on Main St.

Kim White stated that the store will be open at 6AM to get your coffee and they are looking at an APP to be able to order your coffee ahead of time and pick it up. She is anticipating their busy time to be from 6 to 7AM.

Commissioner Tinsley recused himself as planning commissioner to speak on Ms. White's behalf as her Architect. He stated that they were trying to get the most stacking as possible in the drive through. They put in another window to speed up the process, to pay at one window and pick up at the other.

Motion to Approve as Presented made by Commissioner Thompson, second by Commissioner Zelinske. Ayes: Ferris, Fitch, Thompson, Burton, Torkelson and Zelinske Nays: None Abstain Tinsley.

PUBLIC HEARING – KASSON MEADOWS 7TH REZONE AND PRELIMINARY PLAT – Administrator Ibisch gave the background. A couple of issues are transportation issues and pedestrian. Mr. Schieb stated that this is only to rezone and plat the southerly portion of this land. There is only one access to this subdivision via 10th Ave NE and a potential access of 22nd St NE. One of the conditions of approval is creating the access via 22nd St NE and upgrading 10th Ave NE. We anticipate 22nd St NE going all the way across to Hwy 57. To the west is school property. Parkland fees have already been arranged. Wac and sac will apply. Administrator Ibisch stated that staff is not in favor of platting these small areas.

Commissioner Burton stated that he has no issue with the way this is laid out but has an issue with the GDP and the cul de sac in the northeast corner and that should connect with the development to north in the township.

Administrator Ibisch stated that there was a letter submitted by resident of the Kasson Meadows Subdivision Dale Godbout regarding access to that subdivision and the condition of 10th Ave NE.

Commissioner Thompson asked who is doing the reconstruction of 10th Ave NE. Administrator Ibisch stated the City would and the City is anticipating a cost share on 22nd St NE.

Mr. Schieb stated that we can't hold up this request since we are connecting 22nd St NE and upgrading 10th Ave NE. Mr. Scheib stated that with the next development an exit to the west to Hwy 57 seems obvious. Commissioner Burton we need a concept plan for transportation on a map so that we have something to follow especially with the ZED discussion coming up.

Public hearing opened

No comments

Public hearing closed

Commissioner Burton asked if we have any leverage to make them plat the whole thing so that it aligns with the GDP. Mr. Schieb stated that the conditions of approval are that the northern section of the lot will be a outlot so that we can get the trail section and access through the developers agreement. **Motion to Approve the Rezone and Preliminary Plat with the conditions stated made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.**

SOLAR FARM DISCUSSION – Administrator Ibisch stated that this is not in the city limits. They installed the Zumbro gardens in 2019 on Jeff Ulve's property and the County wanted them to come and get the City's blessing before he came to the County. This is across from the landfill. Nate presented the schedule of the process. They have an option with landowner for 25-35 years. Mr. Schieb asked if Mr. Bell has ever seen solar farms decommissioned? Mr. Bell has not seen that but there are guarantees in the contract with compensation in case the project owner is not there. The Commissioners had a variety of questions asked if the motorized tracking system make any sound, Mr. Bell stated that if you are within the fence there is a slight humming from the inverters but outside the fence you would not hear anything. What percentage of the panel is recyclable? These panels are 99%. What happens when the land owner is no longer with us? Mr. Bell stated that it would go to the heir. The cup would run with the property. Why here? Mr. Bell stated that the substation can hold one more and we want to be closer to a viable feeder with 3 phase. Cost? Mr. Bell these programs could cost range from \$100K to close to \$200k. Does your company works directly with Xcel? Mr. Bell stated that yes that is the main garden program. Is there a benefit to Kasson? Mr. Bell stated that they are not able to sell to Kasson except through Xcel.

ZED DISCUSSION – Administrator Ibisch stated there will be a 3 acre parcel for the school and a 3 acre parcel for the parking on the north side of the Catholic Church. Mr. Scheib stated that from a comp plan standpoint we have to reguide it to a public institution. If we do a platting process then we have more ability to work with them to get the questions that we have worked out. Commissioner Burton stated that he understands from the City Engineer the school has already applied to MnDOT for an access. Commissioner Thompson wanted to know if we can annex only the 3 acre parcel where the school would be and leave the parking lot on school property. Commissioner Zelinske stated that previously MnDOT did not want accesses off 57 on the Radel property directly across the road. Administrator Ibisch would like to annex all of the school property at once.

OTHER

ADJOURN 8:15PM

Respectfully Submitted,

Linda Rappe, City Clerk