

PLANNING COMMISSION

JUNE 12, 2023

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – May 8, 2023
3. Public Hearings
 - Zoning Amendment (Rezone) – Reagan Outdoor Advertising
 - Zoning Amendment (Rezone) – Borgstrom
 - Conditional Use Permit for Fence – Fisher/Paradise
4. Chaotic Good Brewing Company Patio/Parking - Discussion
5. RFP for Cemetery land in SW Kasson – Update
6. Kasson Park Survey – Results
7. Parking Study – Scope of Work

MINUTES OF PLANNING COMMISSION MEETING

May 8, 2023

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of May, 2023 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Buckingham, Commissioner Fitch, Commissioner Hanson, Commissioner Eggler, Commissioner Tinsley and Commissioner Johnson

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Tim Ibisch, City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant, Jake and Julie Thompson and Tim O'Morro

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – April 10, 2023 Correction: Commissioner Tinsley was absent - **Motion to Approve with the Correction made by Commissioner Eggler, second by Commissioner Fitch with All Voting Aye**

PUBLIC HEARING – VARIANCE FOR A FENCE – THOMPSON – Jake and Julie Thompson live at 1005 7th Ave NW they have requested permission to build a 8 to 10 foot fence in their backyard. The Sunset Trail runs along their backyard and County 21 is in their backyard. They are going to build an above ground pool and they feel a 6 foot fence wouldn't be tall enough for privacy.

Ian Albers, Planning Assistant went through some findings of fact that there are no other 8-10 foot fences in the city limits and the uniqueness is not there and there are still houses being built there and there are other houses along that street that have the same or similar topography. The variance if granted could alter the essential character of the locality.

There are options of trees or bushes or moving the fence further up the slope.

Commissioner Eggler asked about bringing in fill and creating a retaining wall.

Julie Thompson stated that they would like a wooden fence 8 to 10 feet tall. They do not want to plant trees because they want mature trees.

Public hearing opened

No comments

Public hearing closed

Discussion: Chairman Ferris stated that he likes the retaining wall and fill idea. Commissioner Buckingham agreed with the retaining wall idea. Commissioner Johnson feels an 8ft fence is reasonable. Commissioner Fitch does not think putting an 8ft fence there is what we should do. Motion to deny the variance request made by Commissioner Fitch, second by Commissioner Buckingham. Ayes: Hanson, Tinsley, Fitch, Eggler, Buckingham, Ferris
Nays: Johnson

4TH AVE LN APARTMENTS – Staff has been tracking this and October will be a year since anything has been done.

REZONE TO ALLOW BILLBOARD – Mr. Albers stated that Reagan Outdoor Advertising would like to build a billboard on City property near the cemetery. They have submitted a rezone application and we will have a public hearing in June.

WILKER'S CUP – Mr. Albers stated that they spoke with an employee and there is a shipment of trees planned so we will be following up. They have also added some rock bays. Staff will follow up on screening to the west.

PARK PLANNING – Mr. Albers is taking a community survey and planning to do a presentation for the Park Board at their meeting next week. We will need to compare the comments to the Comprehensive Plan to see if they coordinate.

OTHER – Administrator Ibisch stated that the County is detaching their parcel on the north of 16th St NW for a county park.

Chairman Ferris asked about the parking survey and the plan is to do this once the construction is done and we will take surveys 3 times a day. The Planning Commissioners would like to see the framework and guidelines of what this would look like to the June meeting.

ADJOURN – 7:08pm

Respectfully Submitted,

Linda Rappe, City Clerk

STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: May 5, 2023
SUBJECT: Reagan Outdoor Advertising Rezone
APPLICANT: Reagan Outdoor of Rochester
OWNER: City of Kasson
LOCATION: PID 24.650.0040
MEETING DATE: **June 12, 2023**
COMPREHENSIVE PLAN: Long Term Growth
ZONING: D-H Development Holding

BACKGROUND

The applicant, Reagan Outdoor of Rochester, has applied for zoning amendment to change the zoning of PID 24.640.00. This parcel is a currently undeveloped parcel of land to the west of the cemetery and south of Hwy 14. The applicant intends to lease said parcel from the City for the purpose of constructing and operating a billboard. The subject parcel is at the edge of city limits, and the only other adjacent parcel within city limits is also zoned D-H Development Holding. A zoning amendment is required to allow for a billboard at this parcel, as new uses require a rezone to another district. The proposed zoning district for this parcel is C-3 Highway Commercial.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" for the zoning amendment application was determined to be May 5, 2023. The City's deadline for action is on July 4, 2023.

Public Hearing

City Code § 154.069(D)(2) requires a public hearing for review of a zoning amendment to be held by the Planning and Zoning Commission. The public hearing notice for the zoning amendment was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

APPLICATION REVIEW

Existing Site Character

See attached pictures.

Zoning Amendment Review

As described in Section 154.069(D)(4), the following should be considered during review of a zoning amendment application:

- (1) The compliance of the zoning amendment with the overall guidance of the comprehensive plan; and
- (2) The effect the zoning district as a whole would have on the site and adjacent sites.

Comprehensive Plan

The comprehensive plan guides the future land use of the subject property as 'Long Term Growth'. As such, the future land use of this parcel is open to interpretation. The purpose of the C-3 Highway Commercial District proposed for this parcel is to provide for medium to high intensity retail or service activities in areas well served by arterial roadways. This description could be considered consistent with a vision for growth of SW Kasson.

RECOMMENDATION

Staff recommends to the Planning Commission to recommend approval of the application to change the zoning of PID 24.650.0040 to C-3 Highway Commercial with the following condition:

1. That the zoning amendment shall not go into effect until the pending lease for the subject property between Reagan Outdoor of Rochester and the City of Kasson is agreed upon.

In recommending approval of the zoning amendment, staff offers the following findings of fact:

- (1) The C-3 Highway Commercial District allows for the proposed use of the subject property.
- (2) The only other adjacent parcel within city limits is also zoned D-H Development Holding.



City of Kasson
 401 Fifth Street S.E.
 Kasson, MN 55944-2204
 507.634.7071
 (Fax) 507.634.4737
www.cityofkasson.com

Land Use Application – Cover Sheet

Application Type (Check All that Apply)

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Review (§ 154.066)
<input type="checkbox"/> Conditional Use Permit (§ 154.067)
<input type="checkbox"/> Variance (§ 154.068)
<input checked="" type="checkbox"/> Zoning Amendment (§ 154.069)
<input type="checkbox"/> Establishment of a Planned Unit Development (PUD) (§ 154.070) | <input type="checkbox"/> Minor Subdivision (§ 153.050-054)
<input type="checkbox"/> Concept Plan (§ 153.065-067)
<input type="checkbox"/> Preliminary Plat (§ 153.080-085)
<input type="checkbox"/> Final Plat (§ 153.095-098)
<input type="checkbox"/> Subdivision Variance (§ 153.110-114) |
|---|--|

Application Information

Date Submitted 05.04.23		Planning Case Number <i>(City will fill out)</i>	
Property Address NA		PID # 246500030	
Applicant Reagan Outdoor of Rochester	Phone # 507-288-1866 Email jeff.bruns@reaganusa.com	Address 3185 41st St. NW Suite 20 Rochester, MN. 55901	
Property Owner City of Kasson	Phone # 507-634-6328 Email eda@cityofkasson.com	Address 401 5th St. SE Kasson, MN. 55944-2204	
Engineer/Architect NA	Phone # Email	Address	
Use of Property Current: Vacant/Undeveloped Proposed: C3-Highway Commercial District	Land Use Designation Current: DH-Development Holding Proposed: C3-Highway Commercial District	Zoning District Current: DH-Development Holding Proposed: C3-Highway Commercial District	
<i>Application must be signed by all owners of the subject property</i>			
Signature of Property Owner(s)		Date	
<i>The undersigned applicant hereby represents upon all of the penalties of law that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Kasson, the State of Minnesota, and any other applicable laws and regulations</i>			
Signature of Applicant		Date 05.04.23	

FOR CITY OFFICE USE ONLY

City Zoning Office Tracking

Planning Case #: _____

<input type="checkbox"/>	Date Submitted	
<input type="checkbox"/>	Completeness Review Deadline (15 business days after submittal)	
<input type="checkbox"/>	60-Day Review Deadline	
<input type="checkbox"/>	60-Day Extension Notice – New Deadline	
<input type="checkbox"/>	120-Day Review Deadline (Preliminary Plat Only)	
<input type="checkbox"/>	Application Distributed for Technical Review	
<input type="checkbox"/>	Public Hearing notice published	
<input type="checkbox"/>	Public Hearing notice mailed	
<input type="checkbox"/>	Technical Review Complete	
<input type="checkbox"/>	Public Hearing Date	
<input type="checkbox"/>	Planning and Zoning Commission Meeting Date	
<input type="checkbox"/>	City Council Meeting Date	
<input type="checkbox"/>	Applicant notified of Decision (in writing)	
<input type="checkbox"/>	Decision recorded with County (Applicant responsible)	

Application was APPROVED / DENIED (circle one)

by ZONING ADMINISTRATOR / CITY COUNCIL (circle one) on _____ (Date)

Related Resolution: Res # _____

Related Ordinance: Ord # _____



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Zoning Amendment / Rezoning Application – Supplemental Information

This form provides information related to the procedures and requirements for a Zoning Amendment Application with the City of Kasson. For full information on Zoning Amendments, please refer to § 154.069 of the City Code.

Date Submitted: 05.04.23

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: 05.02.23

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.069 (B) is required, prior to submitting a Zoning Amendment application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	Evidence of ownership or enforceable option on the property (**Land Lease drafts Pending**)
<input checked="" type="checkbox"/>	A description of the proposed future use of the site or amendment to Chapter 154 Zoning of the City Code <i>Use the reverse side of this form to fill in the description, or attach to application</i>
<input checked="" type="checkbox"/>	A narrative by the applicant describing how the requested rezoning / amendment complies with the guidance of the Comprehensive Plan <i>Use the reverse side of this form to fill in the narrative, or attach to application</i>
<input checked="" type="checkbox"/>	If the amendment is related to a development, a preliminary building and site plan is required
<input checked="" type="checkbox"/>	Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use

Criteria for Review:

In making the determination, whether or not the zoning ordinance is to be amended, the City Council shall consider:

- The compliance of the zoning amendment with the overall guidance of the Comprehensive Plan.*
- The effect the zoning district as a whole would have on the site and adjacent sites.*

In making its determination, the City Council shall not utilize the preliminary building and site plan as reasoning to approve or deny the zoning amendment; furthermore, the approval or denial of a zoning amendment shall not be considered action taken nor approval given of a preliminary building and site plan.

Property Information:

Current Land Use Designation: Vacant/Undeveloped

Current Zoning District: DH - Development holding

Proposed Zoning District: C3 - Highway Commercial District

Rezoning / Amendment Description:

C3 - Highway Commercial District allows for the installation and operation of an Outdoor Advertising Structure or Billboard to be owned, constructed, operated in cooperation within MNDOT and City of Kasson regulations by ROA Rochester LLC. dba Reagan Outdoor of Rochester. Structure location to be a mutually agreeable location determined by Reagan Outdoor & City of Kasson.

Applicant Narrative:

Provide a written explanation as to how the requested rezoning / amendment complies with the guidance of the Comprehensive Plan

Proposed new Advertising Structure and an additional existing structure will be subject to Land Lease Agreement's between parties resulting in Annual Lease payments to the City of Kasson.

In addition to the monetary benefit local businesses will benefit from increased advertising opportunities, increasing sales & revenue, promoting community growth, stability and investment.

Structure will be professionally installed and maintained to the highest industry standards.

Exhibit "A" to Lease L501624 & L501623

230 AVE

230 AVE

Canadian Pacific RR

Canadian Pacific RR

8TH AVE SW

7TH AVE SW

6TH AVE SW

2ND ST SW

UNNAMED ST

VETERANS MEMORIAL HWY

2ND AVE SW

3RD AVE SW

6TH ST SW

240 AVE

SUNSET AVE

CROWN AVE

CENTRAL AVE

MEADOWLARK AVE

COUNTRYVIEW ST

Zoom to

24.650.0040

...

24.650.0030

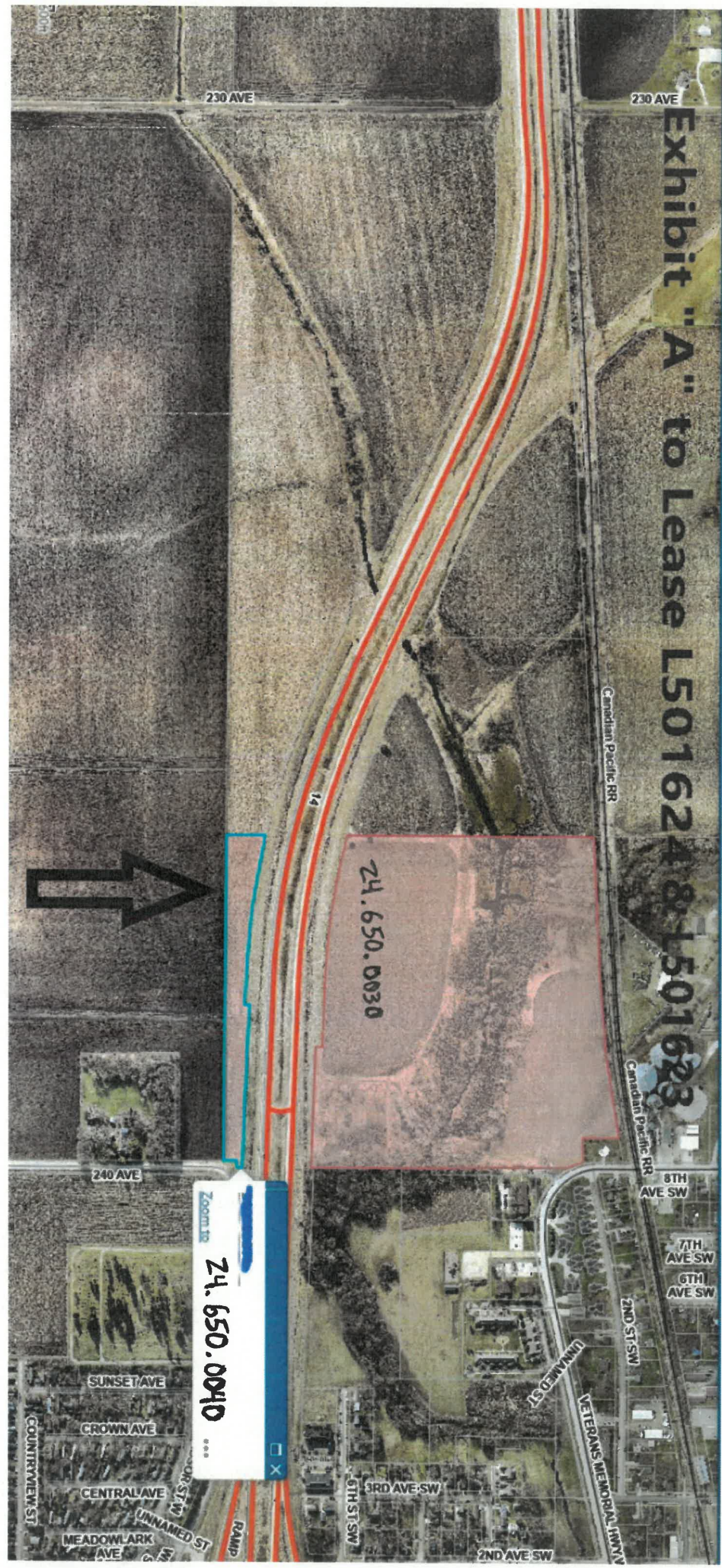
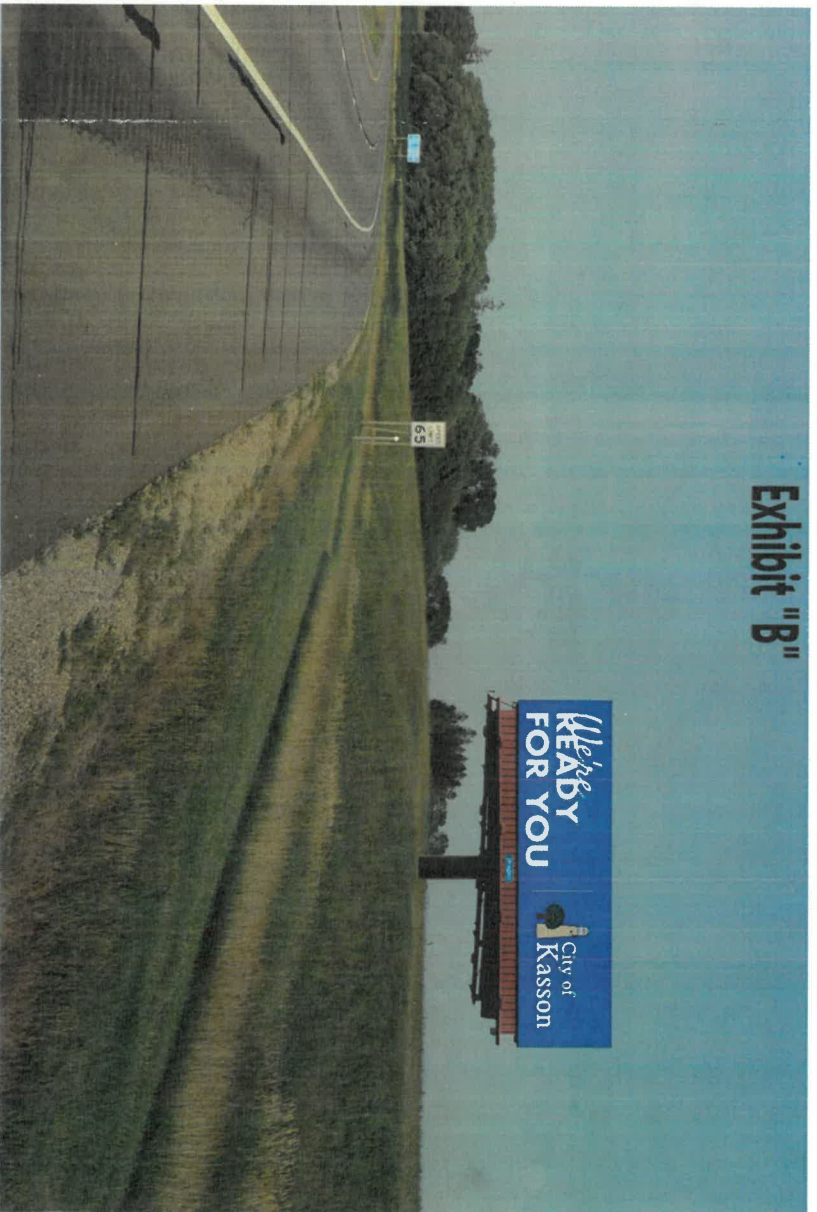


Exhibit "B"



STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: May 23, 2023
SUBJECT: Borgstrom Rezone
APPLICANT: Coy Borgstrom
OWNER: Coy and Amy Borgstrom
LOCATION: 20 E Veterans Memorial Hwy (two parcels)
MEETING DATE: June 12, 2023
COMPREHENSIVE PLAN: Downtown
ZONING: C-2 General Commercial

BACKGROUND

The applicant, Coy Borgstrom, has applied for zoning amendment to change the zoning of two parcels at 20 E Veterans Memorial Hwy. One parcel is the site of a single-family home, and the other parcel is the former site of Mr. Borgstrom's commercial building where the applicant intends to construct an additional single-family home. As the subject property is adjacent to an existing R-C Residential-Commercial Mixed Use District, there would not be a significant effect as a result of the zoning amendment. A zoning amendment is required to allow for residential uses at these parcels, as this use would otherwise not be allowed C-2 General Commercial District.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" for the zoning amendment application was determined to be May 23, 2023. The City's deadline for action is on July 22, 2023.

Public Hearing

City Code § 154.069(D)(2) requires a public hearing for review of a zoning amendment to be held by the Planning and Zoning Commission. The public hearing notice for the zoning amendment was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

APPLICATION REVIEW

Existing Site Character

See attached pictures.

Zoning Amendment Review

As described in Section 154.069(D)(4), the following should be considered during review of a zoning amendment application:

- (1) The compliance of the zoning amendment with the overall guidance of the comprehensive plan; and
- (2) The effect the zoning district as a whole would have on the site and adjacent sites.

Comprehensive Plan

The comprehensive plan guides the future land use of the subject property as 'Downtown'. The description of this land use type includes a combination of commercial and residential uses that support the notion of a walkable community. The R-C Residential-Commercial Mixed Use District is consistent with this guidance and offers flexibility/variety when it comes to potential future uses for the site. R-C is also intended to act as a transitional zoning district between more intense commercial uses and residential uses, and the use proposed for the subject property reflects this.

RECOMMENDATION

Staff recommends to the Planning Commission to recommend approval of the application to change the zoning of two parcels at 20 E Veterans Memorial Hwy to R-C Residential-Commercial Mixed Use.

In recommending approval of the zoning amendment, staff offers the following findings of fact:

- (1) The R-C Residential Commercial District allows for the proposed use of the subject property.
- (2) There is an existing R-C District adjacent to the subject property.
- (3) One of the two parcels has an existing single-family house that is non-conforming with the current C-2 General Commercial District.



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Land Use Application – Cover Sheet

Application Type (Check All that Apply)

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Review (§ 154.066)
<input type="checkbox"/> Conditional Use Permit (§ 154.067)
<input type="checkbox"/> Variance (§ 154.068)
<input checked="" type="checkbox"/> Zoning Amendment (§ 154.069)
<input type="checkbox"/> Establishment of a Planned Unit Development (PUD) (§ 154.070) | <input type="checkbox"/> Minor Subdivision (§ 153.050-054)
<input type="checkbox"/> Concept Plan (§ 153.065-067)
<input type="checkbox"/> Preliminary Plat (§ 153.080-085)
<input type="checkbox"/> Final Plat (§ 153.095-098)
<input type="checkbox"/> Subdivision Variance (§ 153.110-114) |
|---|--|

Application Information

Date Submitted 4/23/23		Planning Case Number <small>(City will fill out)</small>	
Property Address 20 E. Vet Men Hwy		PID #	
Applicant Coy Borgstrom	Phone # 507-251-1199 Email Cox3911@gmail.com	Address 20 E. Vet. Men Hwy Kasson	
Property Owner Coy & Amy Borgstrom	Phone # Email SAM	Address SAM	
Engineer/Architect	Phone # Email	Address	
Use of Property Current: Proposed:	Land Use Designation Current: Proposed:	Zoning District Current: C-2 Proposed: R-C	
<small>Application must be signed by all owners of the subject property</small>			
Signature of Property Owner(s) [Signature]		Date 5/23/23	
<small>The undersigned applicant hereby represents upon all of the penalties of law that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Kasson, the State of Minnesota, and any other applicable laws and regulations</small>			
Signature of Applicant [Signature]		Date 5/23/23	



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Zoning Amendment / Rezoning Application – Supplemental Information

This form provides information related to the procedures and requirements for a Zoning Amendment Application with the City of Kasson. For full information on Zoning Amendments, please refer to § 154.069 of the City Code.

Date Submitted: 4/23/23

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: 4/22/23

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.069 (B) is required, prior to submitting a Zoning Amendment application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

<input type="checkbox"/>	Completed Application Form
<input type="checkbox"/>	Evidence of ownership or enforceable option on the property
<input type="checkbox"/>	A description of the proposed future use of the site or amendment to Chapter 154 Zoning of the City Code <i>Use the reverse side of this form to fill in the description, or attach to application</i>
<input type="checkbox"/>	A narrative by the applicant describing how the requested rezoning / amendment complies with the guidance of the Comprehensive Plan <i>Use the reverse side of this form to fill in the narrative, or attach to application</i>
<input type="checkbox"/>	If the amendment is related to a development, a preliminary building and site plan is required
<input type="checkbox"/>	Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use

Criteria for Review:

In making the determination, whether or not the zoning ordinance is to be amended, the City Council shall consider:

- The compliance of the zoning amendment with the overall guidance of the Comprehensive Plan.
- The effect the zoning district as a whole would have on the site and adjacent sites.

In making its determination, the City Council shall not utilize the preliminary building and site plan as reasoning to approve or deny the zoning amendment; furthermore, the approval or denial of a zoning amendment shall not be considered action taken nor approval given of a preliminary building and site plan.

Property Information:

Current Land Use Designation:

Current Zoning District:

C-2 General Commercial

Proposed Zoning District:

R-C Residential - Commercial

Rezoning / Amendment Description:

No longer Commercial use, we want to put in
new Residents. R-C zoning already exists in the local
area.

Applicant Narrative:

Provide a written explanation as to how the requested rezoning / amendment complies with the guidance of the
Comprehensive Plan

Adds more housing in the downtown area as guided
by the Comp. Plan

ArcGIS WebMap



May 24, 2023

 Override 1 Roads

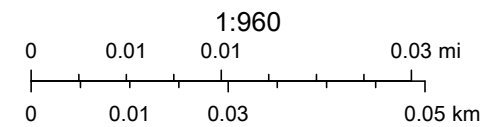
 CSAHP

Address

PIN

Name

 Parcels



STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: May 25, 2023
SUBJECT: Fisher/Paradise CUP for fence
APPLICANT: Patrick Fisher and Courtney Paradise
OWNER: Patrick Fisher and Courtney Paradise
LOCATION: 505 10th St NE
MEETING DATE: June 12, 2023
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1 Single Family Residential

BACKGROUND

The applicants, Patrick Fisher and Courtney Paradise, have applied for a conditional use permit to place a fence closer than 3 feet to the side and rear lines at their property at 505 10th St NE. The proposed chain-link fence would extend from the east side of the house to a point closer than 3 feet to the east side property line and then north to the rear property line. The neighbor to the east has a retaining wall near the shared property line. The proposed fence would also extend along the rear property line and the west side property line before connecting to the west side of the house. A conditional use permit is required to allow the fence to be placed closer than 3 feet from the property line.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" for the conditional use permit application was determined to be May 25, 2023. The City's deadline for action is on July 24, 2023.

Public Hearing

City Code § 154.312(B)(3) requires a public hearing for review of a conditional use permit to be held by the Planning and Zoning Commission. The public hearing notice for the CUP was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

APPLICATION REVIEW

Existing Site Character

See attached pictures.

Conditional Use Permit Review

As described in Section 154.067(D)(4), the following should be considered during review of a conditional use permit application:

- (1) The effects of the proposed use on the comprehensive plan; and
- (2) The effects of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.

Additionally, the following findings should be made, when applicable:

- (1) The proposed conditional use meets all of the applicable use specific standards listed within § 154.175 to 154.178;
- (2) The use is not in conflict with the comprehensive plan of the city;
- (3) The use is consistent with the purpose of this chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use;
- (4) The use will not cause traffic hazards and the traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded by the city in order to handle additional traffic generated by the use;
- (5) Adequate measures have been taken or are proposed to prevent or control offensive odor, fumes, dust, noise, vibration or lighting which would otherwise disturb the use of the neighboring property;
- (6) Adequate utilities, parking, drainage and other necessary facilities will be provided;
- (7) The proposed use will not impede the normal and orderly development or improvements of the surrounding property;
- (8) The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property;
- (9) The use will not disrupt the character of the neighborhood; and
- (10) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.

RECOMMENDATION

Staff recommends to the Planning Commission to recommend approval of the application for a CUP to allow placement of a fence closer than 3 feet to the east, north, and west property lines with the following conditions:

- (1) An access agreement shall be notarized and recorded with the property owners to the east, north, and west so that the fence can be placed closer than 3 feet to each property line.
- (2) The property owners at 505 10th St NE acknowledge that there is a 10 foot utility easement along the rear property line and any portion of the fence placed within the utility easement and can be dismantled at owner's expense if this easement is utilized.

In recommending approval of the conditional use permit, staff offers the following findings of fact:

- (1) The applicants have discussed the proposed fence with each neighbor and all are in support of the fence.
- (2) The property has a 10 foot utility easement along the rear property line.



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Land Use Application – Cover Sheet

Application Type (Check All that Apply)

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Review (§ 154.066)
<input checked="" type="checkbox"/> Conditional Use Permit (§ 154.067)
<input type="checkbox"/> Variance (§ 154.068)
<input type="checkbox"/> Zoning Amendment (§ 154.069)
<input type="checkbox"/> Establishment of a Planned Unit Development (PUD) (§ 154.070) | <input type="checkbox"/> Minor Subdivision (§ 153.050-054)
<input type="checkbox"/> Concept Plan (§ 153.065-067)
<input type="checkbox"/> Preliminary Plat (§ 153.080-085)
<input type="checkbox"/> Final Plat (§ 153.095-098)
<input type="checkbox"/> Subdivision Variance (§ 153.110-114) |
|---|--|

Application Information

Date Submitted 5/25/23		Planning Case Number <small>(City will fill out)</small>	
Property Address 505 10th St NE			PID #
Applicant Patrick Fisher Courtney Paradise	Phone # Pat - 507-456-5596 Email Fisher Patrick93@gmail.com Courtney - 507-250-2835	Address 505 10th St NE	
Property Owner Patrick Fisher	Phone # 507-456-5596 Email Patrick Fisher Patrick93@gmail.com	Address 11	
Engineer/Architect	Phone # Email	Address	
Use of Property Current: Proposed:	Land Use Designation Current: Proposed:	Zoning District Current: Proposed:	
<small>Application must be signed by all owners of the subject property</small>			
Signature of Property Owner(s) Patrick Fisher Courtney Paradise			Date 5/25/23
<small>The undersigned applicant hereby represents upon all of the penalties of law that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Kasson, the State of Minnesota, and any other applicable laws and regulations</small>			
Signature of Applicant Patrick Fisher Courtney Paradise			Date 5/25/23



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Conditional Use Permit Application – Supplemental Information

This form provides information related to the procedures and requirements for a Conditional Use Permit (CUP) Application with the City of Kasson. For full information on CUPs, please refer to § 154.067 of the City Code.

Date Submitted: 5/25/23

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: _____

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.065(D) is required prior to submitting a CUP application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

<input type="checkbox"/>	Completed Application Form
<input type="checkbox"/>	Accurate Boundary Description
<input type="checkbox"/>	Evidence of ownership or enforceable option on the property
<input type="checkbox"/>	A development plan of the property drawn to scale showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs
<input type="checkbox"/>	Landscaping and screening plans
<input type="checkbox"/>	Any submittal materials pertaining to a Site Plan Review, as may be required at the discretion of the Zoning Administrator <i>Attach a Site Plan Review Application Supplemental Information form to this application</i>
<input type="checkbox"/>	Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use

Conditional Use Information:

Zoning District: _____

Proposed Use: _____

Use-Specific Standards (Section Number): _____

Use-Specific Standards (List or Attach): _____

505 10th St NE

ArcGIS WebMap



May 18, 2023

Roads

PIN

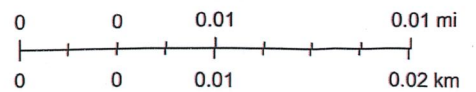
CITY

Name

Address

Parcels

1:300



Dear Kasson City Council,

Thank you for all of your support and flexibility over the last 3 years. I truly believe that we have created a value-add for the community, and it would not have been possible without the flexibility and willingness to think outside of the box from the City.

It was recently pointed out to me that there is a stipulation in our Taproom license that I was unaware of. Our on-sale license specifies our premise as 202 2nd Ave SW but has the caveat of only "within the building". This additional stipulation is not on our Brewer's Off Sale license, and is only noted in parentheses in one line of text. As such I did not realize it was a part of the on sale license.

I would firstly like to apologize for my oversight. I read where it stated that the premise was defined as our address and missed the caveat. The brewery feeds my family and keeps a roof over our heads, and as such I work very hard to make sure I am playing by the rules! It is my understanding that I just need to request that our outdoor area be added to our Brewer's On-Sale License Premises.

I would like to formally request that the outdoor space to the east of our building be added to the premises of our On Sale license. I have included an aerial view of our property and outlined in red the space that we would like to use as patio. This area is cordoned off, contiguous with our indoor space and not used for parking. Vehicles are not regularly allowed to drive in this space with the exception of foot trucks pulling in and out on nights they are here. There are no painted parking spaces as this is not a parking area.

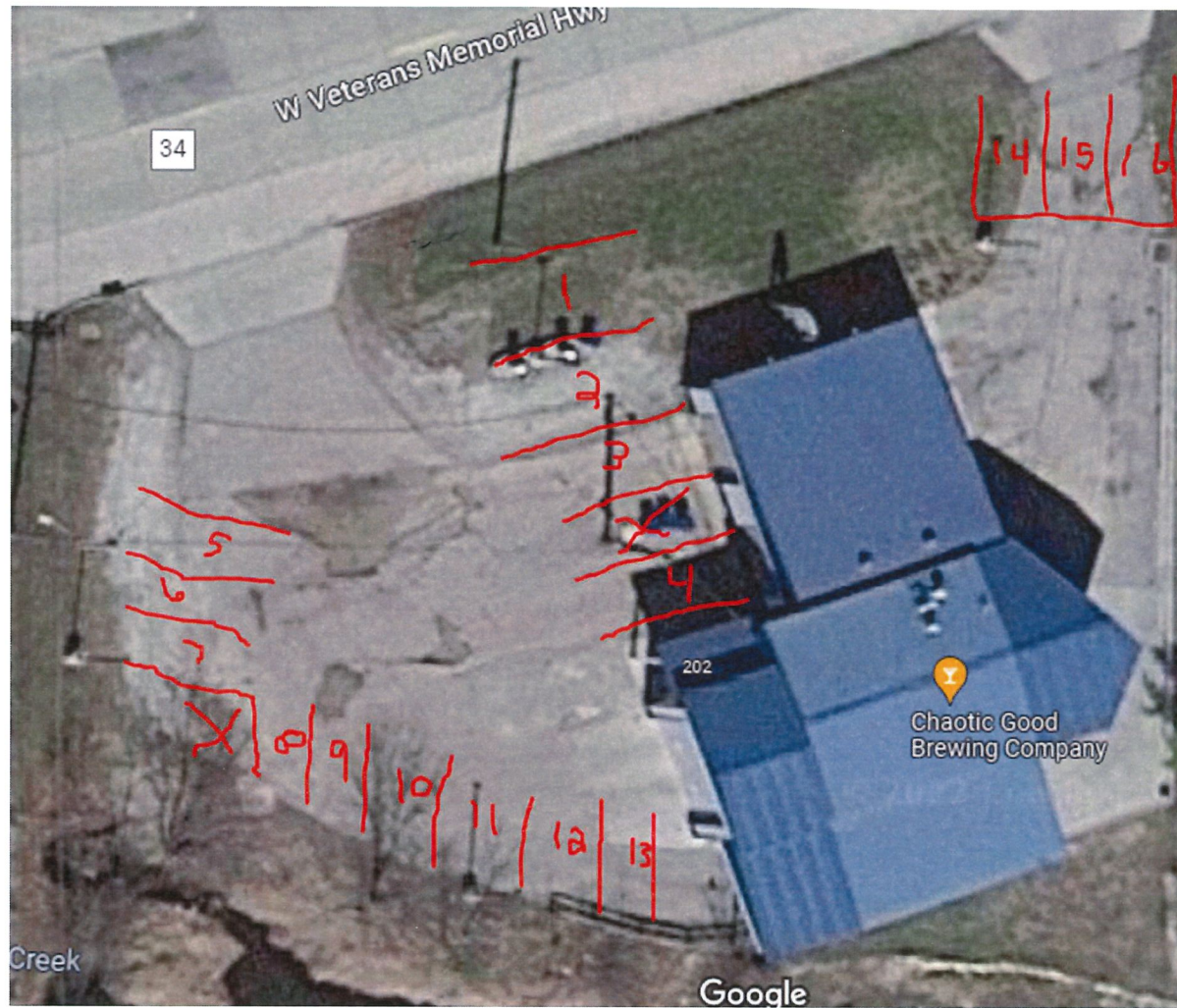
Due to the variability of Minnesota weather and the whims of our customer base, the table placement and arrangement is not static. Tables move as needed to accommodate the needs of our customers and the weather's appropriateness to outdoor seating. As table arrangements change, the number of chairs inside and out varies, but the combination of the two will be kept to a maximum of our allowable seating based on parking capacity.

Thank you for your flexibility and understanding in this matter. I continue to appreciate the cities willingness to work together on things.

Best Regards,

~Scott Stroh~
Chaotic Good Brewing Company





The image is a title card for a survey. It features a background photograph of a park entrance with stone pillars and a playground. A semi-transparent white box with a thin black border is centered over the image, containing the text "Kasson Parks Survey" in a large, black, sans-serif font. The background shows a park entrance with several stone pillars topped with conical roofs. A playground with a swing set and a bench is visible behind the pillars. A paved road with a yellow curb runs along the right side of the pillars. A person is walking on the sidewalk, and a car is parked on the road in the distance. The sky is overcast.

Kasson Parks Survey

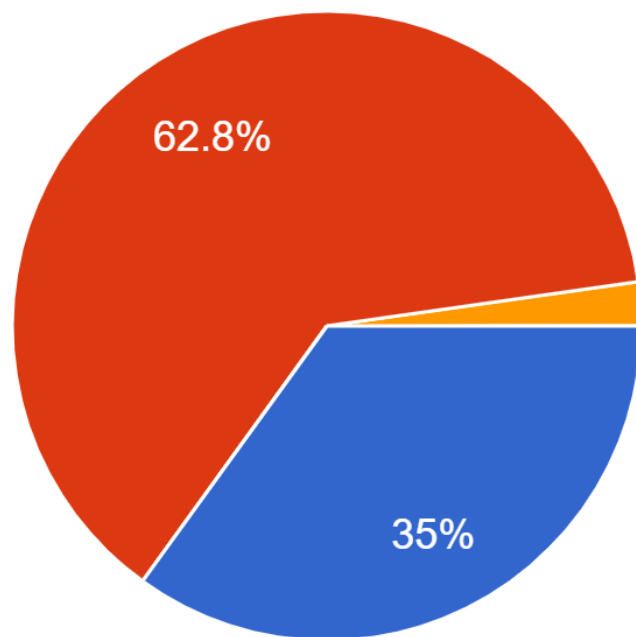
Survey Details

- 273 responses were collected between April 25 and May 31, 2023
- 11 questions and a comment section were included in the survey
- Respondents completed the survey either online or on paper
- The survey was shared with all City utility bills sent out in April, on the City's Facebook page, and with the EDA, Planning Commission, Park Board, City Council, and the Chamber of Commerce

Survey results are included on the following pages

What is your gender identity?

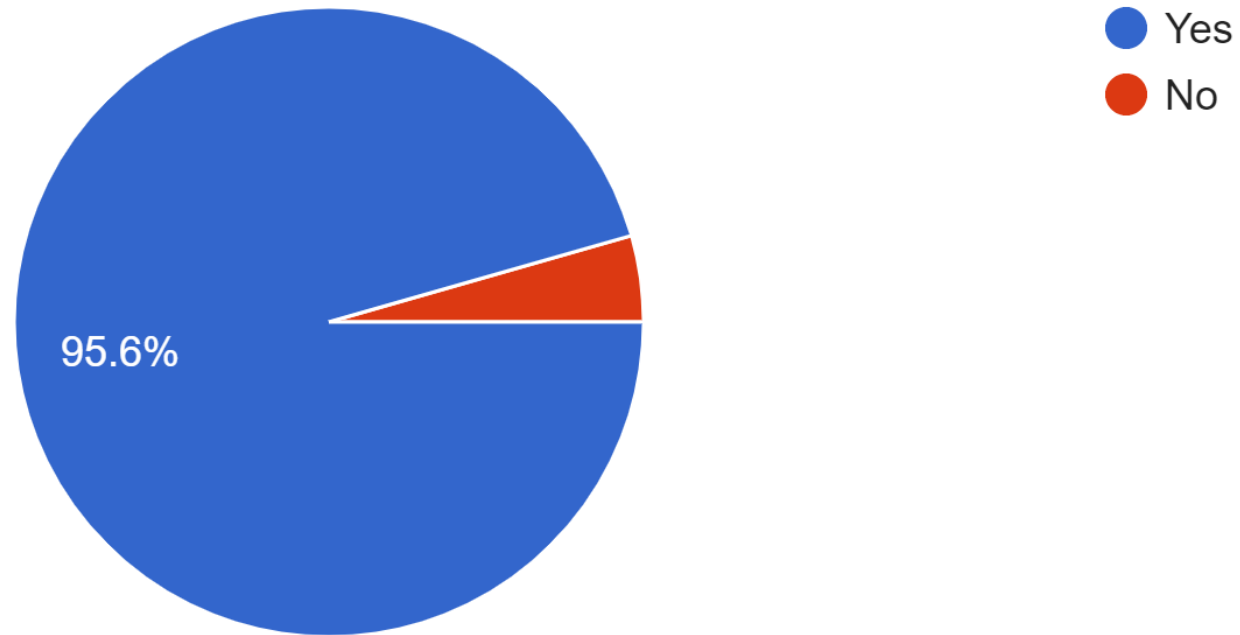
266 responses



- Male
- Female
- Prefer not to say

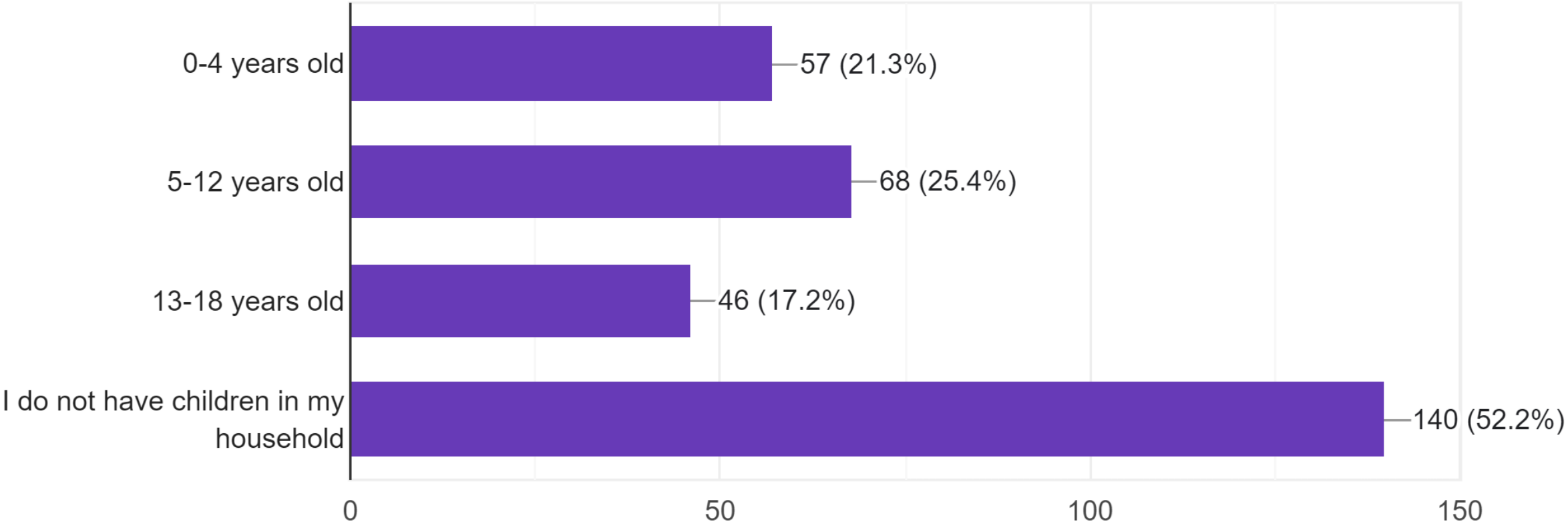
Are you a resident of the City of Kasson?

271 responses



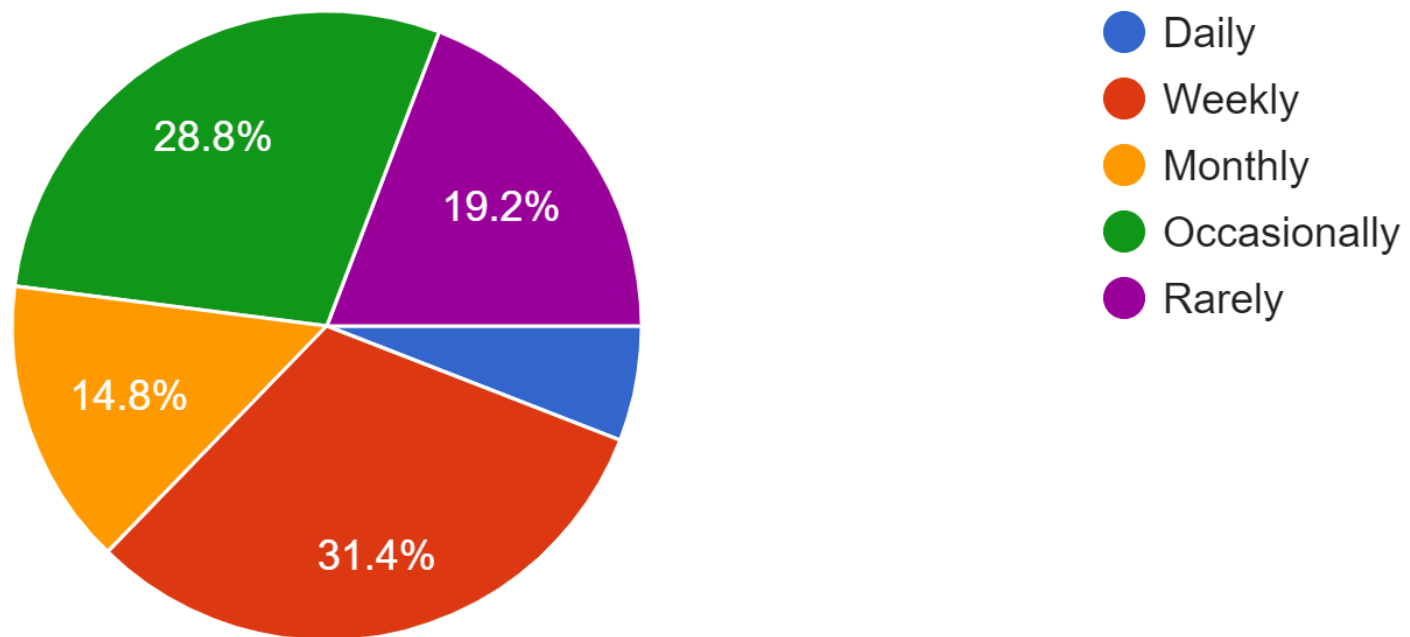
If you have children in your household, please select the applicable age ranges:

268 responses

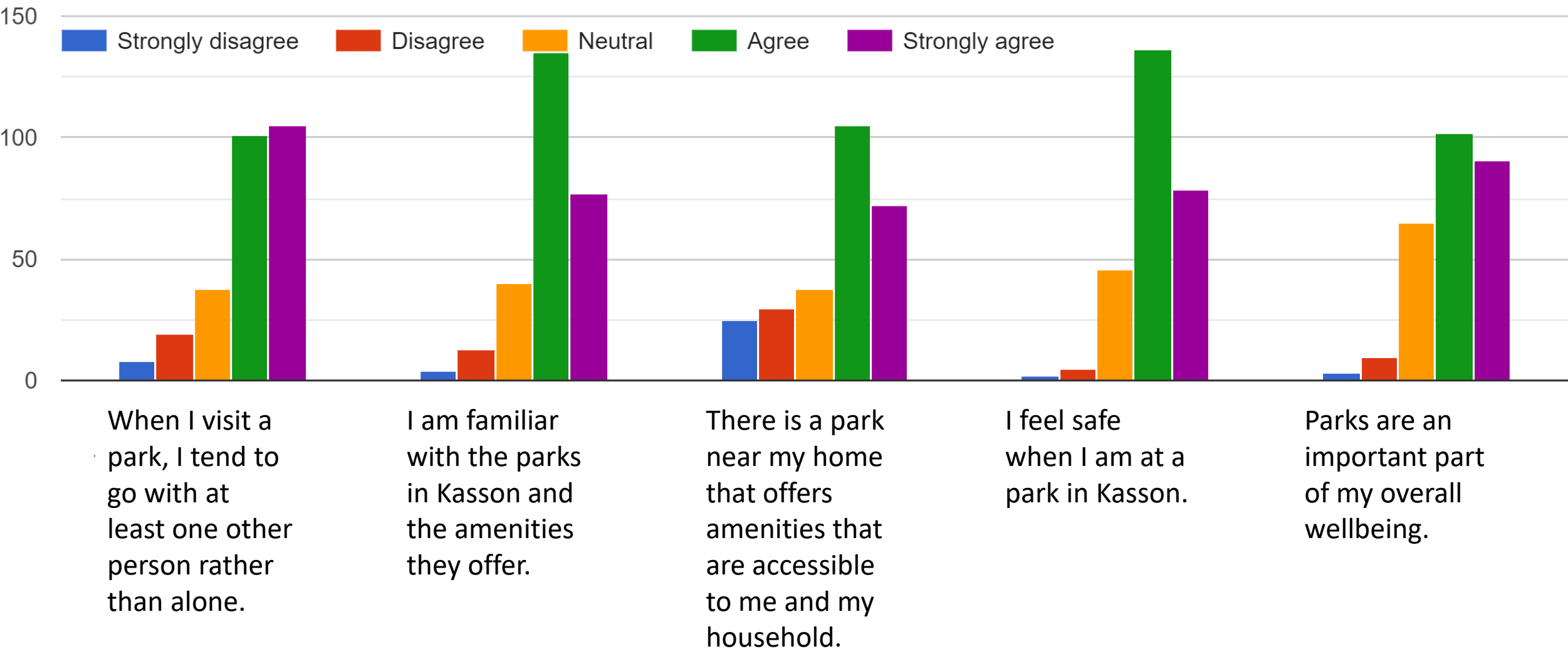


How often do you visit a park in Kasson?

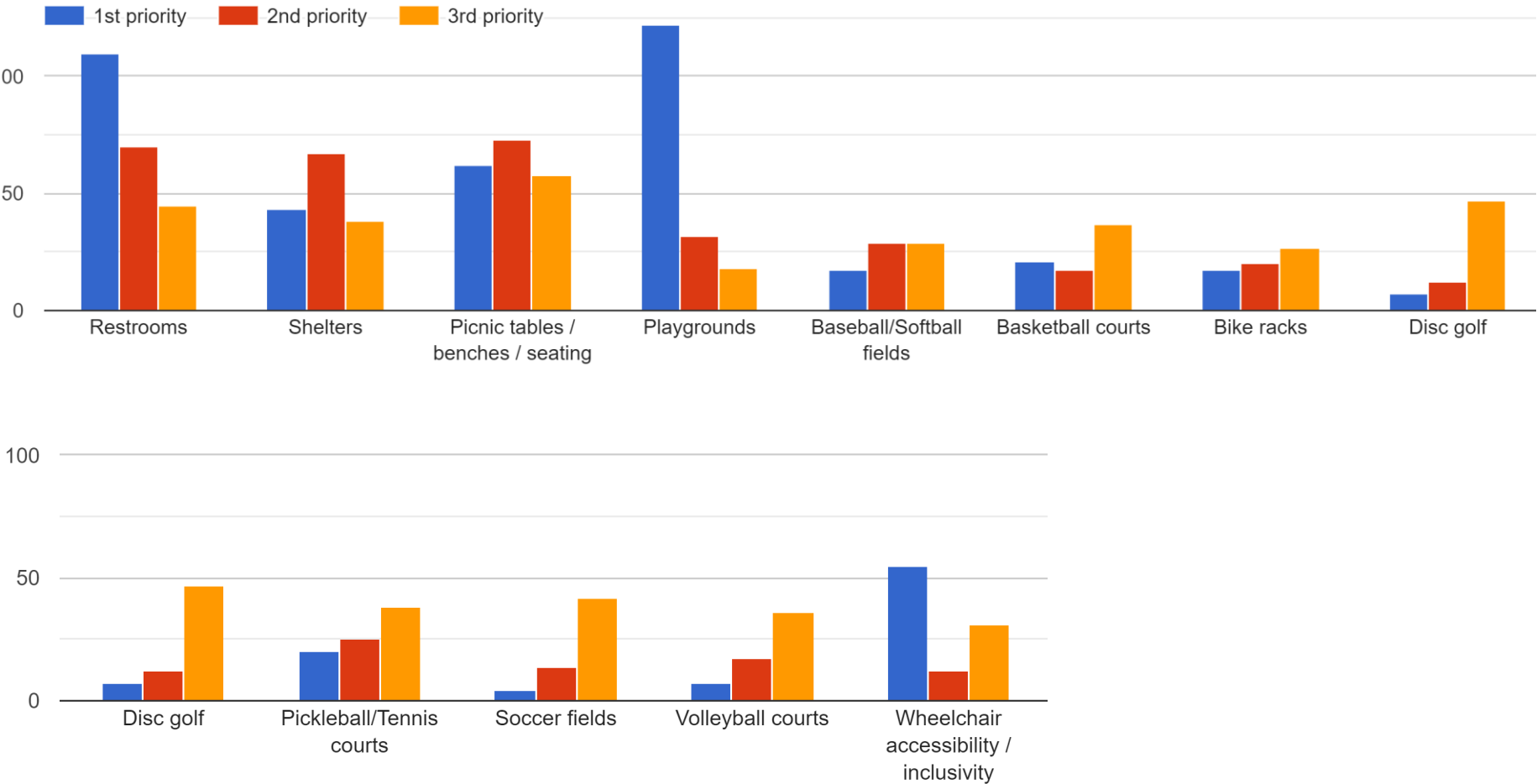
271 responses



Please rate your level of agreement with each of the following statements regarding parks in Kasson:



Which park amenities are the most important to you and your household? (Please select your top three)



Summary of ideas shared in comments

- Enclosed dog park
- Surveillance cameras
- Improved lighting
- NW Park – walking path, gazebo, playground
- Vets Mem Park – more trees and benches
- Library Park – needs restroom, pavilion, seating, play area
- Splash pad
- Golf driving range
- Expand bike trail network
- Flower gardens
- Pump track
- Fences around parks
- Baseball/sports complex
- Archery range
- More pickleball courts
- Drinking fountains
- Another disc golf course
- Community garden