

I. CALL TO ORDER

A meeting of the Planning Commission was held on Monday, March 12, 2018, commencing at 5:30 p.m. in the Council Chambers of City Hall. Commissioner Asmus called the meeting to order.

A. ROLL CALL:

Chairperson	Shannon Asmus	Present
Commissioner	Michael Flaata	Present
Commissioner	Judy Hudson	Absent
Commissioner	Larry Dahl	Present
Commissioner	Mike Boyle	Present
Commissioner	Jeff Woods	Present
Commissioner	Tom Zens	Present
City Planner	Hannah Rybak	Absent
Administrator	David Cziok	Present

B. ANNOUNCEMENT OF ADDITIONAL ITEMS - None.

II. APPROVAL OF MINUTES

It was moved by Commissioner Woods, seconded by Commissioner Dahl, to approve the minutes of the January 8, 2018, meeting. All members present voted aye.

Motion Carried.

III. SCHEDULED ITEMS

A. PUBLIC HEARINGS:

- Variance Request** – by Casey’s General Store at 527 E Depot Street
Allow for additional signage, both in number and square footage.

City Administrator, David Cziok, provided an overview of the requests. He reviewed the consistency of the request with the standards for granting a variance request.

11 findings of fact offered by staff were presented to the Commissioners by City Administrator Cziok.

Staff recommendation and potential action were reviewed.

This being the time, date and place set, with all mailed and published notices given as required by law, the hearing was opened at approximately 5:33 p.m., March 12, 2018, to consider a Variance Request from Casey’s General Store at 527 East Depot Street. The request is to allow for additional signage, both in number and square footage.

An attendance list is on file.

No written comments were received.

Jared Sergeant, Store Development Associate for Casey's General Stores, stated that originally there was no plan for E85 to meet market.

Following discussion, no further comments were heard and the hearing was closed at approximately 5:35 p.m.

Commissioner Flaata made a motion, seconded by Commissioner Dahl, to recommend approval of the Variance Request by Casey's General Store at 527 East Depot Street to allow additional signage in both number and square footage. Upon roll call vote, all members present voted aye.

Motion Carried.

IV. NEW BUSINESS

A. APPOINT CHAIR & VICE CHAIR PERSONS

A motion was made by Commissioner Dahl, seconded by Commissioner Flaata, to appoint Commissioner Asmus as Chairperson and Commissioner Woods as Vice-Chairperson. Upon roll call vote, all members present voted aye.

Motion Carried.

B. APPOINT HISTORIC PRESERVATION COMMISSION REPRESENTATIVE

A motion was made by Commissioner Dahl and seconded by Commissioner Zens to appoint Commissioner Flaata as the Planning Commission Representative on the Historic Preservation Commission. Upon roll call vote, all members present voted aye.

Motion Carried.

C. 405 S GEINITZ STORAGE FACILITY PROPOSAL

City Administrator Cziok provided an overview of the request and reviewed the zoning and engineering comments.

Administrator Cziok explained how staff has concern about the east and west side setbacks and if traffic will cross into neighboring property when maneuvering vehicles and trailers.

Mike Braun, owner of 405 S Geinitz, was present to explain his request. He spoke on how he had met with the City Engineer at the site and reviewed the project and plans for runoff. Braun also spoke with City utility staff and all utilities are okay in that area. He had Gopher State One mark all lines and there are none going through the middle of the lot.

The Planning Commission is in support of the mini-storage concept. They recommend Mr. Braun works with City staff and they will support the staff's recommendation.

V. OLD BUSINESS

VI. ADDITIONAL ITEMS

A. HPC 2017 SYNOPSIS

VII. SET HEARING DATES AND TIMES

The next scheduled meeting is Monday, April 9, 2018, at 5:30 p.m.

VIII. REVIEW OF COUNCIL ACTIONS

- A. *CONDITIONAL USE REQUEST GRANTED*** – *by Richard Johanneck at 62824 250th Street
To bring existing manufacturing use on property into compliance with the Meeker County
Zoning Ordinance*

IX. ADJOURNMENT

Commissioner Asmus adjourned the meeting at 6:46 p.m.

David Cziok
City Administrator