

I. CALL TO ORDER

A meeting of the Planning Commission was held on Monday, April 9, 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	Present
Commissioner	Larry Dahl	Present
Commissioner	Mike Boyle	Present
Commissioner	Jeff Woods	Present
Commissioner	Tom Zens	Present
City Planner	Hannah Rybak	Present

B. ANNOUNCEMENT OF ADDITIONAL ITEMS - None

II. APPROVAL OF MINUTES

It was moved by Commissioner Dahl, seconded by Commissioner Zens, to approve the minutes of the March 12, 2018, meeting. All members present voted aye.

Motion Carried.

III. SCHEDULED ITEMS

A. PUBLIC HEARINGS:

- 1. Change of Zoning Request – by Tom LaPlant Jr at 809 E St Paul Street
Change zoning from I-2 General Industrial to B-4 General Business***

City Planner, Hannah Rybak, provided an overview of the request. She reviewed the consistency of the request with the standards for granting a change of zoning.

10 findings of fact offered by staff were presented to the Commissioners by City Planner Rybak.

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 5:37 p.m., April 9, 2018, to consider a Change of Zoning Request from Tom LaPlant Jr at 809 E St Paul Street. The request is to change the zoning from I-2 General Industrial to B-4 General Business.

An attendance list is on file.

No written comments were received.

Tom LaPlant was present to answer any questions and explain his request.

Commissioner Dahl asked what kind, if any, signage was planned for the car sales side of the business. LaPlant explained he plans on placing a sign in the back of an old pickup that will be mobile, there will be nothing permanent.

Following discussion, no further comments were heard and the hearing was closed at approximately 5:38 p.m.

Commissioner Woods made a motion, seconded by Commissioner Dahl, to recommend approval of the Change of Zoning Request by Tom LaPlant Jr at 809 E St Paul Street to change the zoning from I-2 General Industrial to B-4 General Business. Upon roll call vote, all members present voted aye.

Motion Carried.

2. Variance Request – by Rhonda Zwack at 826 N Sibley Avenue
Allow 4 setback variances for the purpose of 2 additions to the existing building.

City Planner, Hannah Rybak, provided an overview of the request. She reviewed the consistency of the request with the standards for granting a variance.

10 findings of fact offered by staff were presented to the Commissioners by City Planner Rybak.

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 5:44 p.m., April 9, 2018, to consider a Variance Request from Rhonda Zwack at 826 N Sibley Avenue. The request is to allow for several variances to setback requirements for the purpose of two additions to the existing building.

An attendance list is on file.

No written comments were received.

Rhonda Zwack was present to answer any questions and explain her request.

Following discussion, no further comments were heard and the hearing was closed at approximately 5:45 p.m.

Commissioner Hudson made a motion, seconded by Commissioner Dahl, to recommend approval of the Variance Request by Rhonda Zwack at 826 N Sibley Avenue to allow for a variance of 8” from the minimum required interior side setback and a variance of 9’4” from the minimum required corner side setback for the purpose of construction of an addition to the front of the existing building and for an addition to the side of the existing building a variance of 13’4” from the minimum required corner side setback and a variance of 20’1” from the required minimum rear setback. Upon roll call vote, all members present voted aye.

Motion Carried.

3. Variance Request – by *Funeral Home Real Property LLC at 125 S Armstrong Ave*
Allow for variance in maximum sign size and height.

Commissioner Asmus recused himself from this request.

City Planner, Hannah Rybak, provided an overview of the request. She reviewed the consistency of the request with the standards for granting a variance.

11 findings of fact offered by staff were presented to the Commissioners by City Planner Rybak.

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 5:56 p.m., April 9, 2018, to consider a Variance Request from Funeral Home Real Property LLC at 125 S Armstrong Ave. The request is to allow for a variance in the maximum sign size and height.

An attendance list is on file.

No written comments were received.

Shannon Asmus, representing Funeral Home Real Property LLC, was present to answer any questions and explain the request. He informed the Commission why both the pole and monument style signs were presented. Funeral Home Real Property LLC is leaning more toward the monument style but will decide once the berm is leveled in the spring.

Following discussion, no further comments were heard and the hearing was closed at approximately 5:58 p.m.

Commissioner Flaata made a motion, seconded by Commissioner Dahl, to recommend approval of the Variance Request by Funeral Home Real Property at 125 S Armstrong Avenue to allow for additional sign square footage of 24 square feet and additional height of 12 feet on the main sign, and additional sign square footage of 10 square feet on the second sign. Upon roll call vote, all members present voted aye.

Motion Carried.

IV. NEW BUSINESS

V. OLD BUSINESS

VI. ADDITIONAL ITEMS

VII. SET HEARING DATES AND TIMES

The next scheduled meeting is Monday, May 14, 2018, at 5:30 p.m.

VIII. REVIEW OF COUNCIL ACTIONS

- A. VARIANCE REQUEST GRANTED** – *by Casey’s General Stores at 527 E Depot Street
To allow additional signage in both number and square footage.*

IX. ADJOURNMENT

Commissioner Asmus adjourned the meeting at 6:00 p.m.

Hannah Rybak
City Planner