

MINUTES OF PLANNING COMMISSION MEETING

August 9, 2010

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of August, 2010 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Nelson, Dean, Jorgenson, Sannes and Ferris

THE FOLLOWING WERE ABSENT: Coleman and Borgstrom

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin, Deputy Clerk Linda Rappe, Dolores Larsen, Lorraine Hopkins, Cris Gastner, Russ Hilsman, Jerry Glenna and Steve Walbruch

CALL TO ORDER: Chairman Nelson called the meeting to order at 6:30 PM.

MINUTES FROM PLANNING COMMISSION: Motion made by Ferris, second by Jorgenson to approve the minutes from the July 12, 2010. All Ayes.

PUBLIC HEARING OPENED FOR REZONE: Russ Hilsman is requesting that his parcel located at 1200 West Main St be rezoned from C-2 to R-C. Jerry Glenna, a neighbor, was present and stated that he has no problem with this rezone. Planning Commissioners were concerned with the shared drive and the need for an easement. Martin stated that we wouldn't need to put an easement on this but an agreement between neighbors would be the way to go, but this is just a suggestion. Martin also stated that we are not creating a landlocked parcel for 1004 West Main St.

PUBLIC HEARING CLOSED.

DISCUSSION: The Commissioners were in agreement that this rezone request met all of the criteria to grant it.

MOTION: Motion made by Dean, second by Jorgenson to recommend adopting the resolution approving the rezone from C-2 to R-C along with the findings. All Ayes.

SWOT ANALYSIS: Cris Giesen from SEMDC handed out the SWOT (strengths, weaknesses, opportunities and threats) to the planning commission and audience members to fill out. Cris then collected them and stated that when he has polled all of the committees he will compile the results and bring those back to the committees.

PUBLIC HEARING OPENED FOR CONDITIONAL USE PERMIT: The public hearing for a conditional use permit for using the building at 205 S Mantorville Ave as a church/meeting facility. A church is a permitted conditional use in the C-2 zone. Steve Walbruch a representative of the Rochester MN Financial Management Group, represented the Church of Jesus Christ of Latter Day Saints. Walbruch stated that currently they have about 45-50 people attending services/meetings on Wednesdays and Sundays. They were in Dodge Center but their lease expired and they have land purchased to build a church in Kasson and are trying to grow their numbers. They are hoping to start building in 2 ½ years.

PUBLIC HEARING CLOSED.

DISCUSSION: The Commissioners were concerned with parking spaces available and they were assured that there were 20 sites. They also questioned signage and were told there is already a sign on the building.

MOTION: Motion to recommend approval adopting the findings included, by Jorgenson, second by Sannes. All Ayes.

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:05

Respectfully submitted,

Linda Rappe, Deputy Clerk