

## MINUTES OF PLANNING COMMISSION MEETING

January 13, 2014

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 13th day of January, 2014 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Torkelson, Nelson, Dean, Sannes, Rischette, Ferris and Borgstrom

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin and Deputy Clerk Linda Rappe

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

**MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS:** Dean made a motion to approve the minutes from December 9, 2013, Torkelson seconded. All Ayes.

**DISCUSSION OF OPPIDAN LETTER OF INTENT:** Martin stated that the EDA and the City Council have looked at the economics of the proposal and agreed to approve the letter of intent. In order for this to be executed the property will have to be rezoned and although most of the uses are covered a conditional use permit for the drive thru and the electronic sign will have to be issued so that gives us the right to require a conditional use permit for the entire property so that we can limit or mitigate impacts from the whole structure. Martin handed out pages of the Comprehensive Plan that was just updated and passed in April of 2011. This shows that the citizens of Kasson are underserved in retail, food and service sections. This also shows that the biggest commercial opportunity is along Highway 57, where the traffic is. The market in Kasson is very enticing to businesses. The planning commission needs to decide the following:

1. Does this deserve to continue on in our review process by calling a public hearing.
2. If you are going to call for a public hearing what do you think the classification for this area should be.
3. What area should be included? Should it be just the city owned parcels or the entire block or more?

Commissioner Dean asked if we don't think this is a good idea this kills the project now? Martin stated that there is always the opportunity either way to appeal to the city Council.

Commissioner Borgstrom stated that he is against this all together and does believe that the park is underused but would like that to change. Borgstrom thinks we shouldn't let people have land just because of the car count. Borgstrom stated that we have areas of town set up for this type of business. Borgstrom stated that the car count is in the community no matter where you go. He would like to see this in town but not in the park. Chairman Nelson stated that the money from this project gives us the money for flood mitigation as for the car count there are a number of cars in town but most travel Mantorville Ave at some time during the day. The Oppidan people brought the Shopko people to town and looked at many different sights and want to be in the park site. Nelson stated that he has lived in town for 25 years and many changes have taken place over that time with Daniel's, Hardware Hank and Napa all moved from downtown out to this area. Burger King moved from E Veterans Memorial Hwy to S. Mantorville Ave. Subway and Dominoes have started businesses on Mantorville Avenue, these businesses understand where the traffic is and where the exposure is. Nelson also stated that we are not bending over backwards for this business, they are actually bending over backward for us and meeting our demands, they are giving us more help then we are giving them. Borgstrom stated that there are people here that are against this project and he wanted to know if the City Council is listening to

them. Martin stated that there are just as many if not more people in support of this project as there are against. Martin stated that everything goes back to the work that is done on the Comprehensive Plan and that is what the Planning Commission should work off of. Borgstrom stated that if Shopko doesn't want to come to town if they can't be in this spot then it is their loss and they should build where we tell them to build and not where they want to build. Nelson stated that isn't the case and we do need the money that they will bring and the citizens have spoken about the need for more retail. Borgstrom compared this to Central Park in New York City and no one spoke up stating that they would sell Central Park. Commissioner Dean stated that we are not losing our park and Martin verified that we are getting a much bigger park just to the west.

**MOTION:** Motion by Sannes, second by Torkelson to call a public hearing to rezone the park property and surrounding contiguous properties, staff was instructed to contact the Zomok's to see if they want to be included in the rezone, from R-2 to C-2. Ayes – Nelson, Dean, Torkelson, Ferris, Richschette and Sannes, Naves - Borgstrom.

Sannes asked if this is the right time to ask what the property owners are getting offered for their property. Martin stated that is between the property owner and the buyer. Sannes heard that they developers made a comment to one of the homeowners that was inappropriate and Martin will talk to the developer in the morning to correct this action.

**ADJOURN:** Since the agenda had been met the meeting was adjourned at 7:15 pm.

Respectfully submitted,

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Linda Rappe, City Clerk