

MINUTES OF PLANNING COMMISSION MEETING

February 8, 2016

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of February, 2016 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Chairperson Dean, Commissioner Ferris, Commissioner Sannes, and Commissioner Torkelson

THE FOLLOWING WERE ABSENT: Commissioner Borgstrom and Commissioner Stafford

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin, Admin Assistant Weigel, Tony Bigelow, Joe and Maggie Fitch

CALL TO ORDER: Chairperson Dean called the meeting to order at 6:30 PM.

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING: Commissioner Ferris made a motion to approve the minutes from January 11, 2016; Commissioner Sannes seconded with all voting aye.

PUBLIC HEARING – ALBERTS MINOR SUBDIVISION REQUEST: **Community Development Director Martin** explained that this is being done to combine three lots into one so that in the future Mr. Alberts could potentially expand his building. Three lots were platted and he purchased the three lots together. PUBLIC HEARING OPEN No public comments. PUBLIC HEARING CLOSED

Recommendation Regarding Alberts Minor Subdivision: **Chairperson Dean** asked if the utility easements are currently empty. **Martin** stated that yes the reason they were there is because that is what our ordinance required when it was platted and there is a public hearing set on February 24th for the City Council to vacate those easements. There is plenty of room in the area surrounding the property to move things around with the easements that will remain intact. **Commissioners Sannes, Torkelson and Ferris** had no comments.

Motion: Commissioner Sannes made a motion to approve the Resolution recommending approval of combining Lots 1, 2 and 3 of Block 1 of the South Bend Commercial Park Subdivision of the City of Kasson into one lot, second by Commissioner Torkelson. Ayes – Chairperson Dean, Commissioner Torkelson, Commissioner Sannes and Commissioner Ferris. Nays – none

PUBLIC HEARING – BIGELOW RE-ZONE REQUEST: **Community Development Director Martin** explained that when this property was annexed into the city it was annexed as an R-1 by default but the property has been being used as a C-M for several years as the Jennie-O Turkey Plant. They have recently vacated the property owned by Bigelow-Voight Land Development and they would like to have it zoned properly before moving forward. There are residential properties to the north and east and commercial properties to the south and west.

PUBLIC HEARING OPEN

Joe Fitch – 1301 W. Main Street: I personally have no issues with the rezoning to commercial use. We have lived there for 9 years and it has been a commercial use for that entire time. My biggest concern is the water issue. All the water from everything around us comes to my house; that's my concern. Can there be a condition or agreement to manage the water flow in some way, shape or form? I know there is

a retention pond to the west, maybe that could be expanded and water could be redirected that way; I'm sure something can be done to manage it so it doesn't back up in front of my house. Depending on what goes in there I would have some security issues and lighting along with other concerns like parking lot lights shining in my bedroom windows or my kid's bedroom windows. I know Tony would be cognizant of all of that as well as the City would be as well.

Tony Bigelow – Bigelow Voight Land Develop; Property Owner: This property has been commercial for over 30 years. Bigelow Voight has owned it since 2006. In 2009, at the request, of the tenant, Jennie-O, Bigelow Voight Land Development had city water and sewer put in. Jennie- O Turkey has vacated the property and currently there is no intended use for this property. Bigelow Voight Land Development is turning to the city for direction as to what can and cannot go into this property. There is a nice building there and they do not want to take that down. The Fitch's concerns will most certainly be addressed when considering what will go into the property.

Recommendation Regarding Bigelow Re-Zone Request: Community Development Director Martin, Chairperson Dean, Commissioners Torkelson, Sannes and Ferris, Joe and Maggie Fitch and Tony Bigelow discussed the water issue at this property and how that could potentially be resolved. Also discussed was what types of businesses would be more or less intrusive for the neighborhood and area. Mr. Bigelow stated that he would like to restrict the use types and Martin explained to him that in the zoning process that wasn't allowed, but between the owner of the property and the city a development agreement could be drafted which would accomplish those restrictions; but only for two owners of the land. It's in the best interest of everyone; Bigelow Voight, the City and the neighborhood, if the property doesn't sit empty for a long period of time but the Commission advised the petitioner that they would table the application at this time for further review.

Motion: Commissioner Torkelson made a motion to table this topic for further review, second by Commissioner Ferris. Ayes – Chairperson Dean, Commissioner Torkelson, Commissioner Sannes and Commissioner Ferris. Nays – none

OTHER BUSINESS: none

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:29 pm.

ATTEST:

Krista Weigel
Administrative Assistant

Michael Martin
Community Development Director