

MINUTES OF PLANNING COMMISSION MEETING
August 10, 2020

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 10th day of August, 2020 at 6:30 PM

THE FOLLOWING WERE PRESENT: Commissioner Ferris, Commissioner Zelinske, Commissioner Tinsley, Commissioner Thompson, Commissioner Burton, Commissioner Torkelson and Commissioner Fitch

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: Administrator Ibisch, Clerk Rappe, Ron Carlson and Tim O'Morrow

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – JULY 13, 2020 - Commissioner Tinsley pointed out that the storage would be on the south side not north side in the Stannard discussion.

Motion to accept the minutes as corrected made by Commissioner Tinsley, second by Commissioner Zelinske with all voting Aye.

PUBLIC HEARING STANNARD CUP – Administrator Ibisch stated that this is a new Conditional Use Permit for Storage Unit and Outside storage. Ibisch stated that we have not received any of the items that were asked of Mr. Stannard, The Planning Commission needs to define dust proof and what dust proof conditions would look like. Mr. Stannard was not in attendance. Public Hearing opened, No comments. Public Hearing closed. Administrator Ibisch read a definition of “dust proof”.

Commissioner Thompson - He didn't finish with current CUP and wants to change it.

Commissioner Burton – address the dust proof and maybe table this until we can get the information we have asked for.

Commissioner Zelinske – Stannard needs a good base of river rock or sewer rock with chloride.

Zelinske would like to see the plans for screening, parking and proper surfacing.

Commissioner Tinsley – specify the performance of what needs to be achieved.

Administrator Ibisch stated that staff will email him exactly what is needed and that it is needed by the September meeting.

Motion to Table until the September Meeting made by Commissioner Burton, second by Commissioner Thompson with All Voting Aye.

PUBLIC HEARING FOR MINOR SUBDIVISION – Request by Brad Clemons, Plaza 57 to split off some land. Administrator Ibisch stated that this should allow for proper water distribution and allow for the full use of Mr. Carlson's land. Ron Carlson stated that this strip will allow for a raingarden type lot and then to bore under the driveway for drainage. Administrator Ibisch

stated that we are creating a parcel for Carlson to purchase. Carlson stated that he got an “ok” from MnDOT and the DNR.

Public Hearing Opened.

Ron Carlson - 61698 257th Ave., Mantorville – see comments above.

Public Hearing Closed

Commissioner Zelinske stated this is what we wanted to do in the first place. Ibisch stated this will help drainage.

Motion to Approve made by Commissioner Zelinske, second by Commissioner Fitch. Ayes: Burton, Ferris, Tinsley, Zelinske, Torkelson, Fitch Abstain: Thompson

POTENTIAL REVOCATION OF IMAGES VARIANCE NO WORK PERFORMED AND VARIANCE NOT FILED.

Grounds. Any variance or conditional use permit previously granted or issued may be revoked, suspended or modified on any one or more of the following grounds:

(1) That the approval was obtained by fraud or misrepresentation;

(2) That the use for which such approval was granted is not being exercised;

(3) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more;

(4) That the conditional use permit or variance is being, or has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or other regulation;

(5) That the use for which approval was granted was so exercised as to be detrimental to the public health, safety or welfare or so as to constitute a nuisance.

The business is in a different position that it was at the time. No work has been performed.

Chairman Ferris was concerned about other variances that have not been acted on.

Commissioner Zelinske noted that he had been in favor of this previously however, the business was no longer in operation and control of the site was important for the next owner. There was a lot of discussion regarding variances and having them filed and timelines. The Commission will have a further discussion regarding the procedure for variance filing and make a recommendation to Council this fall when the fee schedule is being set.

Motion to Recommend the Revocation of the Variance of Setback for Images, made by Commissioner Zelinske, second Commissioner Burton. Ayes: Ferris, Burton, Torkelson, Thompson, Fitch and Zelinske. Abstain: Tinsley.

POTENTIAL ANNEXATION REQUEST FOR KASSON MEADOWS 7TH – Administrator Ibisch stated that the annexation will be going to City Council but that he would like to keep the planning and zoning board apprised of annexations due to transportation issues. Ibisch stated that this is a part of a parcel and he would like the whole parcel to come in. His recommendation would be to not accept this unless they bring in the whole parcel.

Commissioner Thompson stated that if we allow him to annex these three lots then we have to address drainage and exits from the neighborhood. However, he still feels it is worth bringing in. Commissioner Burton noted that a west and north access out of this development were vitally necessary and the Comp Plan backs that up.

ZONING ORDINANCE REWRITE – Administrator Ibisch wanted to bring the changes forward on the major change map and the public hearing for the zoning ordinance at the next meeting. Ibisch is comfortable maintaining the current use of these properties. Chairman Ferris stated that he really doesn't want to force a rezone on anyone. Burton stated that we still don't know what the use around some of these properties will be yet and we still have the comp plan to fall back on, at a future time we may have to make a decision on these properties.

OTHER – Administrator Ibisch stated that Bigelow-Voigt will be bringing a plat and the Meadowbrook II plat will be coming in the next month or so. Commissioner Zelinske brought up that Rochester is considering no longer allowing cul-de-sacs. The Board discussed the state of private roads in Kasson and advised against the City's construction of cul-de-sacs in the future

ADJOURN 7:42 PM

Respectfully Submitted,

Linda Rappe, City Clerk