

Minutes

Planning Commission Meeting

7:00pm August 2, 2022

Auditorium

Commissioner Jacobs called the meeting to order at 7:00pm

Members Present: Commissioner Joanna Jacobs, Commissioner Neil Syvertson, Commissioner Sarah Kahn, Commissioner Ryan McDonald

Members Absent: Commissioner Amy Penaz

Staff Present: Diane Pedersen

Approve minutes from July 12, 2022

Motion by Commissioner Kahn second by Commissioner Syvertson to approve the minutes from July 12, 2022. Vote for: Unanimous. Motion carried

Public Comment - None

Old Business

1. Campground

- a. City council is interested in pursuing the construction of a campground. They would like to see it be self-sustainable.
 - i. Commissioner Kahn will use comparable size town data to compute projected revenue and expenses.
 - ii. Citizens will be asked to share their thoughts regarding the campground, both positive and negative.
 - iii. Potentially four rustic tent sites and four RV sites with water and utility hookups and potable water.
 - iv. There is currently a dump station, it will just need some updates.
 - v. Areas have been identified where digging cannot be done due to wastewater piping, so the original plans will change slightly.
 - vi. Showers are only required if there are a certain number of camp sites, and our campground will not meet that threshold.

New Business

1. Zoning request for Hwy 7 lot between the Dollar General and Cenex.

- a. The question was raised if a 6000 sq ft showroom store front for a flooring and tile company could be put on this lot with a zero-lot line on the west side of the lot.
 - i. The lot is zoned B-2 Highway Business District. The minimum requirements are:
 - a. 5000 sq ft lot area with 50' lot width.
 - b. If the structure is placed on the zero-lot line on the west side, the east side will need to be a minimum of a 20' setback. The front has a 45' requirement and the rear has a 30' setback requirement.
 - c. On the zero-lot line side, no water drainage can run onto the neighboring property. Any building overhang must stay within the lot lines.

- d. A site plan must be submitted which includes a plat drawn to the specifications of the city ordinance. It must also indicate the zero-lot lines, easements and provisions for common areas and their maintenance.
- ii. A professional survey would need to be completed to determine the lot lines.
- iii. A plat plan will need to be submitted, showing that no drainage issues will be caused.
- iv. A road access request will need to go through MNDOT for Hwy 7 access or an easement request given to Dollar General or Cenex.

Open Discussion - None

Motion by Commissioner Kahn second by Commissioner McDonald to adjourn the meeting. Vote for: Unanimous. Motion carried

Meeting Adjourned 7:22pm