

## Minutes

### Planning Commission Meeting

7:00pm May 2, 2023

Auditorium

Commissioner Sandie Adams-Bruins called the meeting to order at 7:02 pm.

Members Present: Commissioner Sandie Adams-Bruins, Commissioner Sarah Kahn, Commissioner Amy Penaz, Commissioner Neil Syvertson, Commissioner Ryan McDonald Clerk Diane Pedersen.

Members Absent: None

Others Present: Ted Gehring, Mayor Bruce Bebo

Approve minutes from April 11, 2023

*Motion by Commissioner Kahn second by Commissioner McDonald to approve the minutes from April 11, 2023.*

*Vote For: Unanimous. Motion Carried.*

Public Comment - None

### New Business

1. Discussion regarding Residential 1 Zoning District – adding a second dwelling unit to the ordinance or adding it as a conditional use. It was agreed that the second dwelling unit is already addressed in the ordinance under Section 6.03 Conditional Uses Letter L Accessor buildings and structures and uses customarily incidental to any of the above listed uses when located on the same property.
2. It was further discussed that the section of the ordinances that could be amended to include the statement “unless allowed under a Conditional Use Permit” are:
  - a. Ordinance Code Chapter 15 Regulation of Public Works and Improvements Section 4 Regulation of Water and Sewer Systems Subd. 6 General Water Regulations ii Supply from one service.
  - b. Zoning Ordinance Districts General Regulations Section 2.02 Use Regulations Letter B Accessory Uses.

*Motion by Commissioner Kahn Second by Syvertson to make the recommendation to the City Council to amend the above two sections of the Ordinance and Zoning codes to include the statement “unless allowed under a Conditional Use Permit” provided all building code requirements are met. Vote For: Unanimous. Motion Carried.*

3. Ted Gehring – 300 Frank Street apartment located above the garage.
  - a. Conditional Use Permit requesting an accessory use building to be used as a second dwelling unit on Residential 1 zoned property.
  - b. Conditional Use Permit requesting that water and sewer be allowed to be hooked up from the house rather than having to install separate lines and a meter for the second dwelling.
  - c. Building permits will need to be obtained for plumbing and mechanical work that was previously completed without permits and it will then be inspected by MNSPECT.

### Old Business

1. 813 Main Street
  - a. If the additional living space is for family use and cooking and restroom facilities will be used in the main house, no conditional use permit is required. If the additional living space is intended for rental purposes, a conditional use permit would be required with water and sewer hookup as well as meeting all building codes.
  - b. The request for the conditional use permit was cancelled.

## Open Discussion

1. Building on the corner of Highway 7 and Grove has a large piece of tin from the roof loose from the wind the last couple of days. The property owner has been notified.
2. The property on the corner of Main Street W and Lane Ave, known as the Hatchery, has structural issues that the owner should address. A letter will be sent requesting the owner to correct the safety issues.
3. Discussed possible business interest of property on the corner of Highway 7 and Century Lane. We have learned that access to the property is limited to Century Lane with no access allowed off Highway 7 or County Road 92. County Road 92 is a 5-ton weight limit road and access is dictated by the state not McLeod County, so this makes the property unusable for any business that would have large truck deliveries.

*Motion by Commissioner Kahn second by Commissioner Syvertson adjourn the meeting. Vote For: Unanimous.  
Motion Carried.*

Adjourn 7:58 pm