

**MINUTES  
PLANNING COMMISSION**

**MARCH 4, 2013**

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Donavan Mayer, Ron Mehr, and Bob McDaniel. Also present were Renee Eckerly, City Administrator; Ashley Alsum, Cable Coordinator; Doreen Miller, Joe Miller, Robert Meyer, Ralph Meyer, Mark Fenske, and Brian Savage.

**Motion was made by Mayer to approve the minutes of the February 4, 2013 Planning Commission Meeting. Seconded by Loven and unanimously carried.**

**OPPORTUNITY PARK 2<sup>ND</sup> ADDITION – CONCEPT PLAN**

The Commission reviewed the layout and Eckerly reported on the Council's desire to plat the remaining property.

**Motion was made by McDaniel to approve the Opportunity Park 2<sup>nd</sup> Addition Concept Plan and recommend such to the City Council. Seconded by Loven and unanimously carried.**

**BUILDING INSPECTOR RFP**

Eckerly reported on the Council's desire to look for a new inspector. At the February 7, 2013 Special City Council – Goals & Objectives Meeting the Council requested that Building Inspector Request For Proposals (RFP's) be put on a future agenda to discuss proceeding with the RFP's for Building Inspection Services. At the February 27, 2013 City Council meeting a motion was passed unanimously to proceed with Building Inspector RFP's. The Request for Proposal that was utilized in January 2012 was reviewed for any changes. The Commission discussed the previous response to the last RFP. There is a need to include a letter in the RFP that sells the community.

**Motion was made by Loven to proceed with Building Inspector RFP's. Seconded by Mayer and unanimously carried.**

Roberts recessed the Planning Commission meeting at 6:35 p.m. and opened the Re-Zoning Public Hearing.

**RE-ZONING REQUEST – PAY DEL CO - VALLEY INDUSTRIES BUILDING**

A Re-Zoning application from Pay Del Co requesting to re-zone Lot 1, Block 1, River Park Estates from A-1 Agriculture to I1 Light Industrial so that Valley Industries may construct a warehouse on this property was reviewed. Roberts read the Linda Holper email. Doreen Miller read her email against the request as well as a petition. Savage explained that Valley Industries has been in the community for 15 years. They have grown and are leasing two other buildings. They will continue to rent from Nelson Plastics and plan to build a 60,000 square foot building. Greg Spanier will be purchasing two acres from this parcel.

Savage described the intent of the lot split (the land directly behind the Schmidt's & LaPlant property would be split off). Truck traffic and hours of business (7:00 a.m. to 6:00 p.m. at the longest) was discussed. UPS would be twice a day and semi traffic varies with the winter being the busiest season at 6 – 8 trucks per day. The setback between residential and industrial is 20 feet. Ways to configure the building was discussed. The Miller's requested the loading dock be put in the back of the building, but that was determined to be an un-efficient location. Eckerly explained that Kathy Korte, Stearns County Assessor would not decrease the value of the Miller's property due to this property being Industrial. Fenske questioned the current zoning and the City's plan to clean up properties in the area.

McDaniel stated that the Industrial Park is there and is going to continue to move west. He respects the private property owners and would like to know how to accommodate both residential and industrial in this area as both are important. There was some discussion on utilities and traffic. Savage would like to have frontage as this is a \$2 million dollar development.

Joe Miller questioned having a different road to access this property; near the Stang property. Eckerly explained that the road would have to be 66 feet and asphalt and utilities installed which would be very costly. Other industrial property owners don't want to share the cost to develop Bruce Stang's private driveway. Savage understood the Miller's concerns as residents don't want to hear continual beeping. Mayer stated that according to the Comprehensive Plan this property is zoned industrial. He also has a loading dock in his back yard and he does not hear the beeping noises. It is inevitable that the Industrial Park was going to grow and it was going to grow here. McDaniel asked if there were opportunities for alternatives. McDaniel would prefer the Commission not make any decision today. McDaniel suggested the City pay for the utilities. Roberts interjected that the best use for the land is to re-zone it Industrial. Mayer stated that if the re-zone is delayed the project would be delayed and Valley Industries could go somewhere else to build. Savage stated that he doesn't own the land as the purchase is contingent on the re-zoning.

There being no further comments or questions, Roberts closed the Public Hearing at 7:03 p.m. and re-opened the regular Planning Commission meeting.

**Motion was made by Mayer to approve the Report & Recommendation Of Planning Commission Regarding Request For Re-Zoning and recommend such to the City Council. Seconded by Mehr and passed 4:1 (Roberts, yes; Mehr, yes; Loven, yes; Mayer, yes; and McDaniel, no).**

### **NEXT MEETING**

The next meeting is scheduled for April 1, 2013.

### **BUILDING PERMIT REPORTS**

Eckerly explained that the City has not paid the Building Inspection Services bills for a few months due to incorrect charges and no one will return her calls to get them corrected.

There being no further business the meeting was adjourned at 7:30 p.m.