

**MINUTES
PLANNING COMMISSION**

JULY 7, 2014

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Ron Mehr, Bob McDaniel, Darlene Loven, and Donavan Mayer. Also present were Renee Eckerly, City Administrator; Jake Depuydt, Building Official; and Jolyn Lindquist, Social Media Specialist.

**Motion was made by Loven to approve the minutes from the June 2, 2014
Planning Commission Meeting. Seconded by McDaniel and unanimously carried.**

LOT SPLIT – BRUCE STANG

An application for two lot splits submitted by Bruce and Bernie Stang, Stang Precision was presented. They wish to split Lot 2, Block 1, of Ranch View Addition in half and also split the south 50' off of Lot 3, Block 1, of Ranch View Addition. They wish to construct an additional building just to the south of their existing building. Their existing building is in a TIF District and they do not want lose increment and must meet the lot coverage of 50%; therefore, a split is necessary. The City Council will hold the Public Hearing on this proposed Lot Split.

**Motion was made by McDaniel to approve the Report & Recommendation and
recommend such to the City Council. Seconded by Mehr and unanimously
carried.**

RE-ZONE REQUEST – BRUCE STANG

An application for a Re-Zone submitted by Bruce and Bernie Stang, Stang Precision was presented. They wish to re-zone the south 50' off of Lot 3, Block 1, of Ranch View Addition from "A-1" Agriculture to "I-1" Light Industrial. This 50' will be added to the lot their existing building sits on. They needed the additional 50' to meet the lot coverage criteria.

**Motion was made by Loven to set the Stang Re-Zoning Public Hearing for
Monday, August 4, 2014 at 6:45 p.m. Seconded by Mayer and unanimously
carried.**

HOUSING STUDY

The Commission discussed the two proposals from Community Partners Research, Inc. and Maxfield Research. The cost comparison is a \$25.00 difference; Community Partners \$12,900.00 and Maxfield \$12,875.00. Both presentations that were given were very good. Community Partners appears to work more with communities the size of Paynesville. Maxfield seemed a little big for Paynesville. The Commission members discussed the advantages of having this study completed:

- Meeting community needs
- For funding (grants) for housing projects; will want to see the housing study (to be done by a third party) to have a better chance at being awarded

- Developers will be able to look at the housing study and see what our community needs to invest in
- Housing study results would be beneficial for the Planning Commission and Council to go with the Comprehensive Plan
- Loven called the City of Milan and they stated that they felt the study was very beneficial to them.

Motion was made by Mayer to approve the Housing Study Proposal from Community Partners Research, Inc. and recommend such to the City Council. Seconded by McDaniel and unanimously carried.

INFORMATIONAL

Building Permit Report

Depuydt gave a Building Permit Report; open permits included:

- 2012 – 1 permit
- 2013 – 3 permits
- 2014 – 21 permits

Structures On Minnie Street

The LaPlant house is rotting from the inside. The outside is still fine at this time.

The Schmitz property – The City has a court order to demo it.

There being no further business the meeting was adjourned at 7:03 p.m.