

## MINUTES JOINT PLANNING BOARD

**OCTOBER 28, 2013**

Chairperson Don Pietsch called the Joint Planning Board meeting to order at 8:45 a.m. Members present were Donavan Mayer, Don Wiese, and Renee Eckerly, City Administrator.

**Motion was made by Mayer to approve the minutes of the April, 24, 2013 Joint Planning Board meeting. Seconded by Wiese and unanimously carried.**

### **RE-ZONE REQUEST – WILLIE SCHEEL PROPERTY**

Pietsch reviewed the plan that Scheel has regarding his property (2 acres of 10 acres & 13 acres). There is a section (5 acres) sold to Michael Bennett. Scheel transferred all of his development rights off the land to Mr. Bennett's 5 acres without having to plat it. Scheel has access off of Hwy. 55. The land is zoned agriculture. The land has to be platted and then re-zoned to Commercial. The land is in the Orderly Annexation and Urban Expansion areas. A Township Public Hearing is scheduled for November 12, 2013. The Board discussed a 50 foot or 75 foot buffer to separate the residential area from the commercial area. The type of buffer would be trees. The buffer zone would be an outlot. The Township would assign some party to be responsible for the outlot. The City's Comprehensive Plan shows Single Family. The Board called Stearns County regarding the zoning of the Bennett property with the County determining it as Ag. Adult Entertainment would be allowed in the Industrial zone in both the City and Township. The Board discussed that there be no access from Wilglo Acres (crossing the buffer zone). The land would have to be accessed off Hwy. 55 only. The 75 foot buffer zone is to remain undeveloped.

**Motion was made by Mayer to support the Re-Zone request to Commercial from Willie Scheel with the understanding that there be a 75 foot tree buffer zone and positive feedback from the Public Hearing on November 12, 2013. Seconded by Wiese and unanimously carried.**

### **APPOINTMENT OF AT LARGE MEMBER**

#### **Township Nominees:**

Gerry Mehr  
Mike Jacobson  
Bruce Stang

#### **City Nominees:**

Marv Niedan  
Bert Stanley  
Jeff Thompson

The Board discussed the nominees.

**Motion was made by Wiese to appoint Gerry Mehr and recommend such to the City Council. Seconded by Mayer and unanimously carried.**

There being no further business, the meeting was adjourned at 9:35 a.m.