WILLMAR

PLANNING AND DEVELOPMENT SERVICES

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MEMO

TO: Willmar Planning Commission

Chair: Mark Klema
Members: Charles Oakes, Andrew Engan, Scott Thaden, Gary Geiger, Randy Czarnetzki, Nick Davis, Virgilio Aguirre, Jr, and Bob Poe.

FROM: Megan M. Sauer, Planner MMS

DATE: March 21, 2012

SUBJECT: MARCH 28, 2012 MEETING

The Willmar Planning Commission will meet at 7:00 p.m. on Wednesday, March28, 2012, at the Willmar Fire Hall- 515 2nd St. SW (NE corner of the building). Please call me at 214-5195 if you cannot attend.

1. Call the meeting to order.
2. Minutes of the March 14, 2012 meeting *
3. 7:01 p.m. Islamic Society of Willmar Conditional Use Permit. **
4. Zoning Ordinance Update Section 4 Parking draft discussion.
5. Miscellany.
6. Adjourn.

* included
** to be presented

Willmar
All-America City
2005

WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, MARCH 14, 2012

MINUTES

1. The Willmar Planning Commission met on Wednesday, March 14, 2012, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

   ** Members Present: Mark Klema, Charlie Oakes, Andrew Engan, Gary Geiger, Randy Czarnetski, and Bob Poe.

   ** Members Absent: Scott Thaden, Nick Davis, Virgilio Aguirre, Jr.

   ** Others Present: Megan Sauer- Planner/Airport Manager.

2. MINUTES: The minutes of the February 22, 2012 meeting were approved as presented.

3. RICE HOSPITAL LAND ACQUISITION: Staff presented a land acquisition request on behalf of Rice Hospital, for a piece of property in Redwood Falls Minnesota for Rice Home Medical. They are considering purchasing a piece of property along Highway 19/71. As the property is not in the City limits, the Planning Commission acknowledged the land acquisition as per City Attorney Rich Ronning.

4. STREET VACATION HAROLD AVE NW- FILE NO. 12-1: Staff presented a City initiated street vacation of right-of-way that has never been improved and no one was aware was even a platted street Harold Ave. NW (between Olaf and Ella Ave. NW). Staff discovered the forgotten right-of-way for an abutting street improvement. The abutting landowners have been using the land as their own for years. A public hearing will be held at the City Council regarding the street vacation.

   Mr. Oakes made a motion, seconded by Mr. Czarnetski, to approve the resolution recommending the street vacation proceedings to the Willmar City Council.

   The motion carried.

5. ZONING ORDINANCE UPDATE SECTION 4 PARKING DRAFT DISCUSSION: Staff discussed some additional items to add to the section such as parking deferment, drive through stacking, and commercial vehicles in residential areas. The Commission asked for more time to review the document and a larger amount of Commission members in attendance for discussion.

6. There being no further business to come before the Commission, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Megan M. Sauer

Megan M. Sauer, AICP
Planner/Airport Manager

NOTICE OF HEARING ON A REQUEST FOR

A CONDITIONAL USE PERMIT

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, March 28, 2012, at 7:01 p.m. at the Willmar Fire Hall, 515 2nd St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by the Islamic Society of Willmar, Willmar, MN, to allow for an Islamic Mosque, religious education, adult education, and limited child care, on property described as: ALL of Block 135, Second Addition to Willmar (1112 Lake Ave. NW).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter.

March 16, 2012
Date

Megan M. Sauer
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficient, por favor comuniquese con Jill al 231-8575, de la Cooperativa de Integracion del Oeste Central.

Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Contact: Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

To approve a conditional use permit, the Planning Commission must make, where applicable, the following affirmative findings:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City.

2 That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use.

3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.

4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned.

5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being, provided.

6 That adequate measures have been, or will be, taken to provide ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets.

7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood.

If you have any specific questions regarding the request, call City Offices at (320)235-8311 and ask to speak to Megan Sauer, City Planner.

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