Community Development Committee Meeting
4:45 pm, Thursday, May 17, 2012
Conference Room No. 1
City Office Building

Chair:	Jim Dokken
Members:	Bruce DeBlieck
	Ron Christianson
	Steve Ahmann

AGENDA

1. Public comments.
2. Lakeland Hotel sales history.
3. Islamic society CUP conditions and occupancy requirements.
4. Planning and Zoning discretion pyramid.
5. Downtown trash collection issues.
6. Miscellany.
7. Adjourn.

1. Comments will be received from the public.

2. The Committee will discuss the sales history of the Lakeland Hotel property (See Attachment).

3. Staff will review conditions and occupancy requirements for the Islamic Society Conditional Use Permit for the Lafayette school building (See Attachment).

4. Staff will review a handout that visually depicts levels of discretion and public participation through various planning and zoning processes (See Attachment).

5. Chair Dokken will discuss issues related to trash collection in the Central Business District.

6. Any items of miscellany will be presented by staff and the Committee.

WILLMAR

PLANNING AND DEVELOPMENT SERVICES

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Willmar, MN 56201

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PLANNER	320-214-5195
BUILDING OFFICIAL	320-214-5185
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MEMO

TO: Community Development Committee

FROM: Bruce Peterson, Director of Planning and Development Services

DATE: May 11, 2012

RE: Lakeland Hotel Sales History

The sales history for the Lakeland Hotel property reveals multiple owners since 1980. The ownership includes seven different entities. Two of the sales transactions occurred with warranty deeds and one occurred from a sheriff's sale following a foreclosure action. There is no sales information available on the transitions that included quit claim deeds, as they are not required to file sales price with a quit claim deed.

There was a short period of time when the property was publicly owned, that was in the late 1980's until the early 90's .The City of Willmar, through the HRA, owned the property and it was the site of the HRA offices. There is no record of any public dollars being used to acquire the property, though it is not totally clear from the assessing records how the City and HRA came to possess the property in 1987. It can be assumed that the HRA invested a certain level of public money in making improvements for their offices. Other than that, there is no record of public money being used to rehabilitate the structure. The property was a major piece of an early 80's tax increment financing project, with the increased taxes from the privately-financed renovation of the Hotel being earmarked for public improvements downtown. Those improvements include streetscape improvements and the WMU hot water district heating system.

From the time of the HRA sale in 1992, the property has been under continuous private ownership and would continue to be under private ownership if the current Lakeland Hotel project proceeds.

Lakeland Hotel Building
302 4th St. SW and 407 Litchfield Ave SW
Parcel # 95-003-4960

Ownership	Date	Type of deed	Amt. of Sale
Bremer Bank, N.A.	3/18/10	Sheriff Sale	$450,000
Lakeland Hotel, LLC	8/24/07	Quit Claim	-
Ip Pui & Shirley A. Wong	5/5/92	Warranty Deed	$97,118.80
City of Willmar, HRA (Included 95-003-4980 and 95-003-5270)	9/30/87	Quit Claim	-
First National Bank of MN	9/85	Quit Claim	-
Lakeland Joint Venture	3/84	Quit Claim	-
Lyle Banta, John Hickey and Carole Banta	3/75	Warranty Deed	$210,000

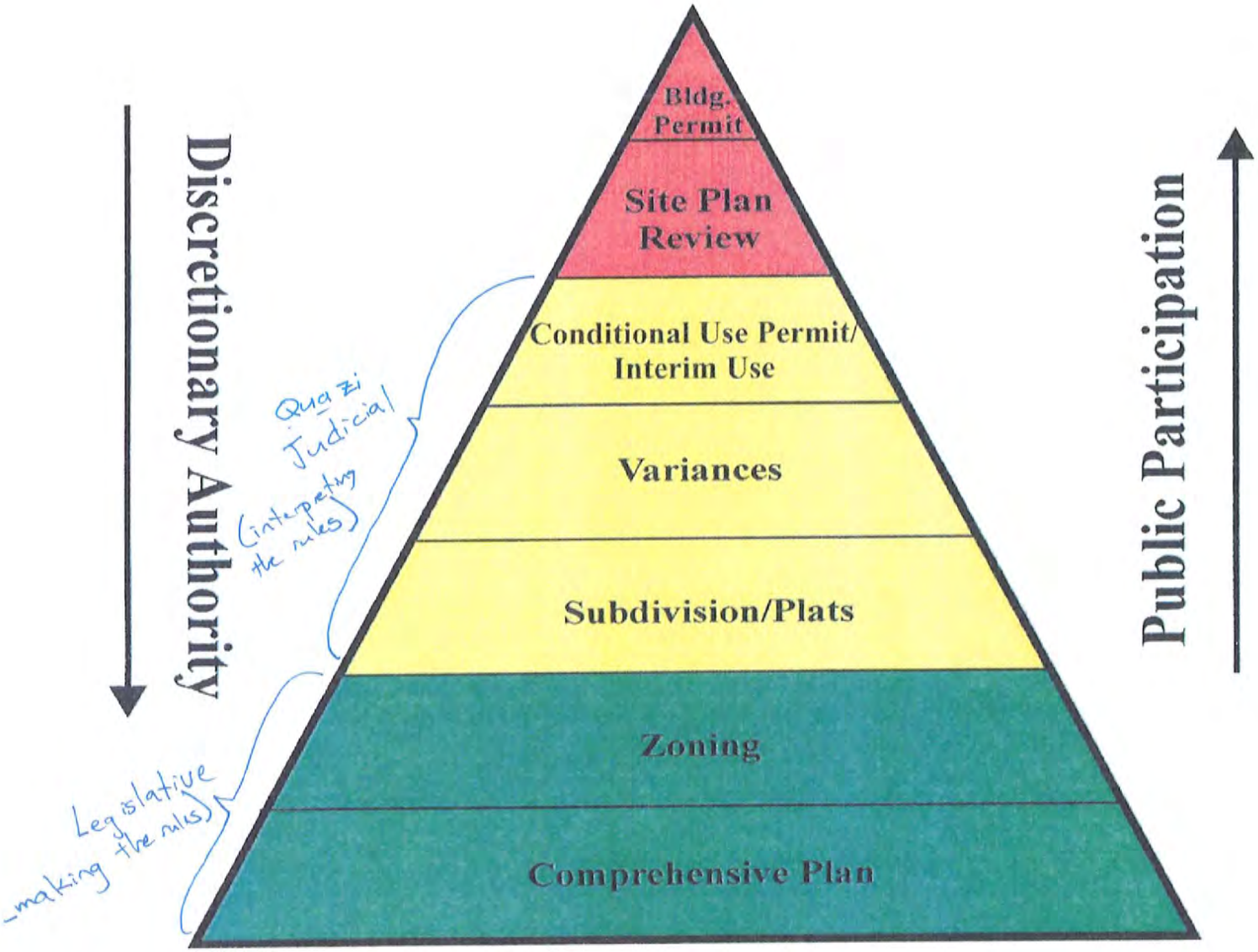
ISLAMIC SOCIETY CUP CONDITIONS AND OCCUPANCY REQUIREMENTS

1. Submit parking and access plan.
    - Completed and approved by Public Works Director.

2. No amplified noise after 9pm.
    - Will be regulated and enforced upon building occupancy.

3. Building is to be fully sprinkled.
    - Will be completed prior to City issuing a certificate of occupancy.

If a violation of a CUP condition is verified, the owner has an opportunity to demonstrate compliance. Should the violation persist, staff would forward the matter to the City Attorney for action, which could include orders to correct the violation or revocation of the CUP. The Planning Commission plays no role in enforcement.



Planning & Zoning Discretion Pyramid

The unfortunate thing is that people show up at CUPs, although there's not much leeway the PC can exercise. Similarly, few people show up for Comp. plan review when discretion is available.