WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, OCTOBER 22, 2014

MINUTES

1. The Willmar Planning Commission met on Wednesday, October 22, 2014, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

   ** Members Present: Margaret Fleck, Randy Czarnetzki, Gary Geiger, Sandy Bebler, Bob Poe, and Aaron Larson.

   **Members Absent: Scott Thaden, Mark Klema, and Andrew Engan.

   ** Others Present: Steve Renquist, Doug Fenstra, Wesley Hompe, and Megan DeSchepper- Planner

2. MINUTES: The minutes of the October 8, 2014 meeting were approved as submitted.

3. ASSEMBLY USE IN GB DISTRICT DISCUSSION: Doug Fenstra of Fenstra Real Estate discussed the possible use of a general business property at 1500 Highway 12 East for an assembly hydraulic hose business that will also have offices, lunch room, quality inspection room, and restrooms. As the property is zoned General Business assembly is not a listed permitted use; however assembly is also not listed in either of the industrial districts. The current use of the property is for a semi-truck and trailer repair/maintenance and truck wash business. The proposed use would only have two semis per day to the site so it would actually be a less intense use of the property. There would be no loud noises, dust etc. for the assembly use.

   Steve Renquist, of the Economic Development Commission, talked about the use being an ideal candidate for a conditional use permit as it's such a hybrid that isn't listed in any district. If the Planning Commission allows it the conditional use permit would allow just this use at just this location and they could set any parameters on the use they saw fit.

   The Planning Commission discussed the proposed use and determined that none of the districts specifically listed fit. And they were of the opinion that Mr. Fenstra have his client apply for a conditional use permit to be heard at an upcoming meeting.

4. SOLAR PANEL REGULATION DISCUSSION: The Commission discussed the solar panels and the lack of any regulation of solar panels in the Zoning Ordinance. Wes Hompe from Municipal Utilities was present to explain that the MUC would have regulations regarding hooking up to the grid and electrical codes to follow, however where they are placed, how big, etc. would all be up to the Zoning Ordinance. The Commission talked about various aspects of consideration placement, look, setback, height limitations, building code issues with wind and snow load, not to mention light

rights. The Commission asked staff to gather more information and sample ordinances for future discussion.

5. INDUSTRIAL PARK FOURTH ADDITION FINAL PLAT- FILE NO. 13-01: Staff presented the final plat of Industrial Park Fourth Addition a 25 lot plat with two outlots on property legally described as follows: part of Section 17, Township 119, Range 35 (west of County Rd. 5). The property is zoned I-1 (Limited Industry). Outlot A and B will be for additional stormwater retention, and a 70' wide stormwater ditch easement has been added down the center of Blocks 3 and 4.

   The Commission reviewed and discussed staff comments (see Attachment A).

   Mr. Czarnetzki made a motion, seconded by Mr. Larson, to approve the final plat as presented.

   The motion carried.

6. There being no further business to come before the Commission, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Megan M. DeSchepper

Megan M. DeSchepper, AICP
Planner/Airport Manager

Attachment A

PLANNING COMMISSION-OCTOBER 22, 2014

STAFF COMMENTS

1. INDUSTRIAL PARK FOURTH ADDITION FINAL PLAT- FILE NO. 13-01:

- The applicant is the City of Willmar, MN.
- The City is requesting subdivision of land for industrial park expansion of 25 lots and two outlots on property legally described as: part of the Section 17, Township 119, Range 35 (west of County Rd. 5).
- The property is zoned I-1 (Limited Industry).
- There is access to the lots via County Rd. 5 and Highway 40 West as well as future proposed/platted streets of Willmar Ave. SW, Trott Ave. SW, 3rd Ave. SW, and 32nd St. SW.
- Outlot B has been added for additional Stormwater retention. Outlot A will also be fore stormwater. And a 70' wide ditch easement has been added down the center of Block 3 and 4 for drainage as well.
- 3rd Ave. SW and Trott Ave. SW have been realigned so as to not interfere with the existing transmission poles.
- Wetland delineation has also been completed on the property.

  RECOMMENDATION: Approve the final plat as presented.

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, November 12, 2014, at 7:01 p.m. at the City Office Building (Conference Room # 2 upstairs), 333 6th St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Oil-Air Products LLC, Plymouth, MN, to allow a hydraulic hose assembly business use on property described as: part of the NE 1/3 of NE 1/4, Section 14, Township 119, Range 35 (1500 Hwy. 12 E).

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.

October 31, 2014
Date

Megan M. DeSchepper
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.

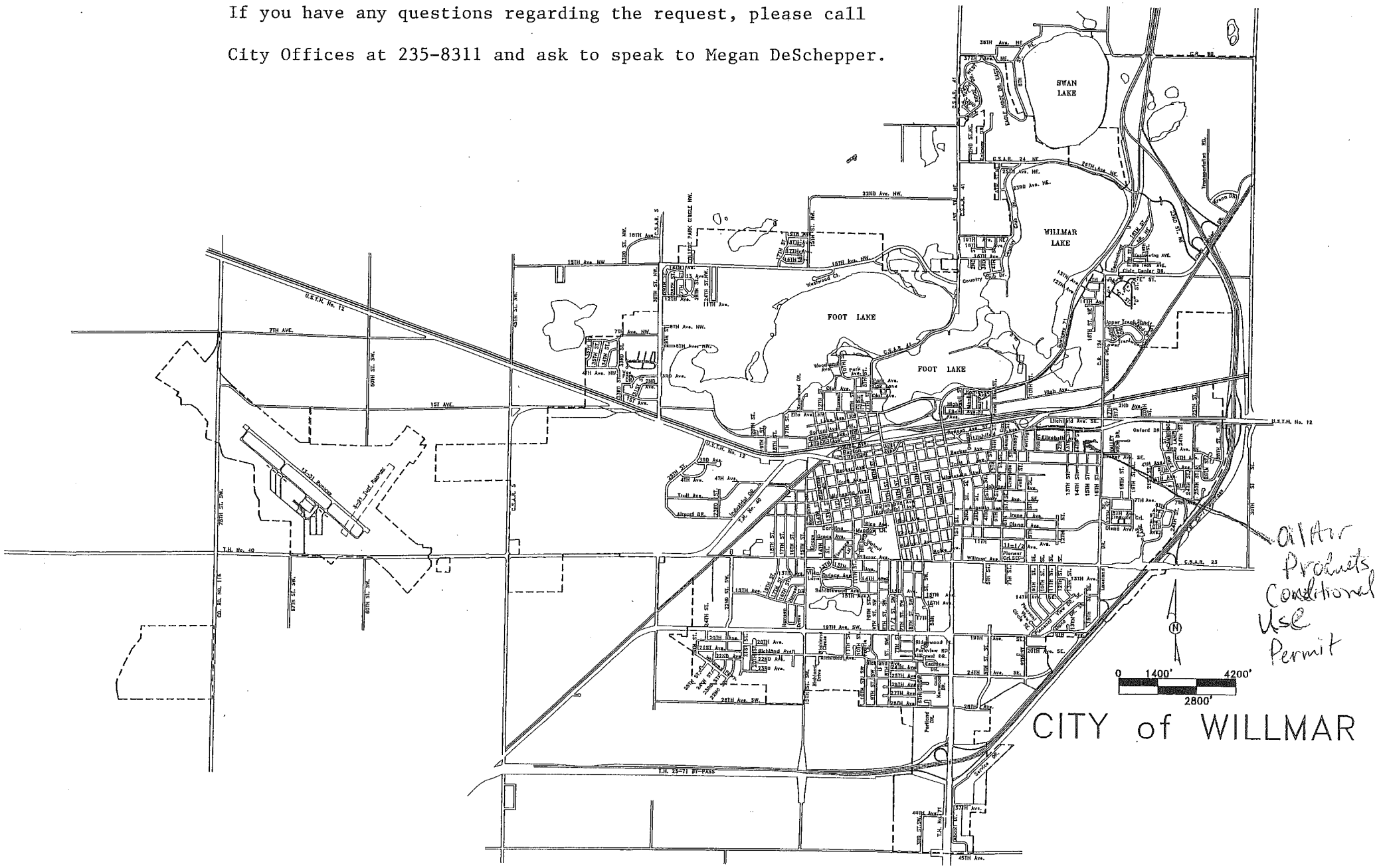
3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.

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 DeSchepper, City Planner.

If you have any questions regarding the request, please call City Offices at 235-8311 and ask to speak to Megan DeSchepper.