

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JULY 9, 2014**

MINUTES

1. The Willmar Planning Commission met on Wednesday, July 9, 2014, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

**** Members Present:** Mark Klema, Andrew Engan, Randy Czarnetzki, Sandy Bebler, Bob Poe, and Aaron Larson.

****Members Absent:** Gary Geiger, Margaret Fleck, and Scott Thaden.

**** Others Present:** Bruce D. Peterson- Director Planning and Development Services, and Megan DeSchepper- Planner.

2. MINUTES: The minutes of the June 25, 2014 meeting were approved as submitted.
3. BEE KEEPING DISCUSSION CONTINUED: The Commission asked staff to contact the County Health Department and Police Department to seek their input on beekeeping in the City limits.

Mr. Engan made a motion, seconded by Ms. Bebler, to table the discussion for an upcoming meeting.

The motion carried.

4. ZONING ORDINANCE UPDATE DISCUSSION CONTINUED- SECTION 5 SIGNS: The Planning Commission discussed vehicle signs and wraps on business vehicles. Vehicles would still not be able to be used solely for advertising if they weren't delivering a service or product nor were business related they shall be prohibited. Application on vehicles was discussed for the side of vehicles and on roofs. Staff was asked to contact the League of MN Cities regarding vehicle signs. The Commission gave some suggested language regarding vehicle signage that staff will bring for review at an upcoming meeting.
5. WILLMAR AVE. SW STREET R-O-W VACATION: Staff explained that part of the closing and title work for the Jennie-O expansion project requires the vacation of a portion of Willmar Ave. SW that is being rebuilt/relocated a few 100 feet to the north. The new Willmar Ave. SW is constructed the project is just waiting for the new BNSF RR crossing to be completed. The vacation of the old Willmar Ave. SW r-o-w is from the RR to the connection to old Hwy. 40 SW, the vacation would be effective once the new street is open.

The Commission inquired about any existing utilities in the proposed vacated street. Staff commented that the utilities are aware of the eventual vacation and abandonment of the old road and that rerouting of utilities has been planned for and accommodated.

Mr. Czarnetzki made a motion, seconded by Mr. Engan, to approve the resolution recommending the street r-o-w vacation of a portion of Willmar Ave. SW.

The motion carried.

6. There being no further information to come before the Commission the meeting closed at 8:05 p.m.

Respectfully submitted,



Megan M. DeSchepper, 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, July 23, 2014, at 7:01 p.m. at the Willmar Fire Hall (NE door-training room), 515 2nd St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Debra Spichke, Willmar, MN, to allow a dog grooming salon home occupation on property described as: Lot 16 excluding the north 25', Highland Addition to Willmar (319 Becker Ave. SE).

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.

July 11, 2014
Date

Megan M. DeSchepper
Planner

Si Ud. no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Pedro al 231-8573 o con Jesús al 231-8572, Cónsules Culturales de la Cooperativa de Integración del Oeste Central.

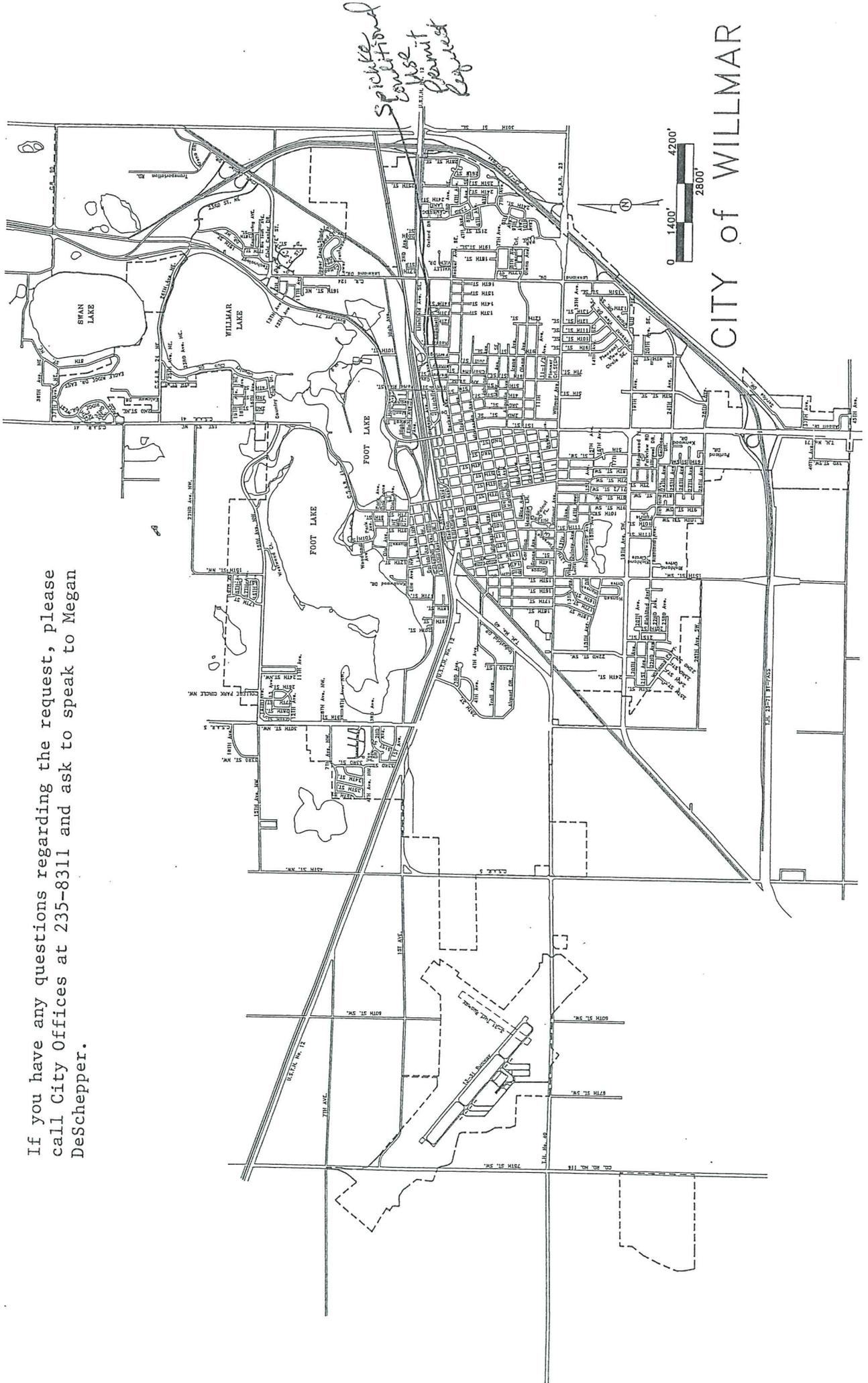
Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Coalition of African Community Services of Kandiyohi County 214-8189 Ama 231-7626 Ooweydiiso Qof Kuu Turjuma.

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.

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Spichke



© City of Willmar - This is not an Official City Map or Survey Wed Jul 16 2014 10:01:12 AM.

**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, July 23, 2014, at 7:05 p.m. at the Willmar Fire Hall (NE door-training room), 515 2nd St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Marshall Brinton, Willmar, MN, to allow a medical marijuana production lab/dispensary on property described as: the east 168' of Government Lot 5 south of the RR r-o-w, AND the west 130' of the east 298' excluding the south 306' all in Government Lots 5 lying south of the RR (208 Lakeland Dr. SE).

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.

July 11, 2014
Date

Megan M. DeSchepper
Planner

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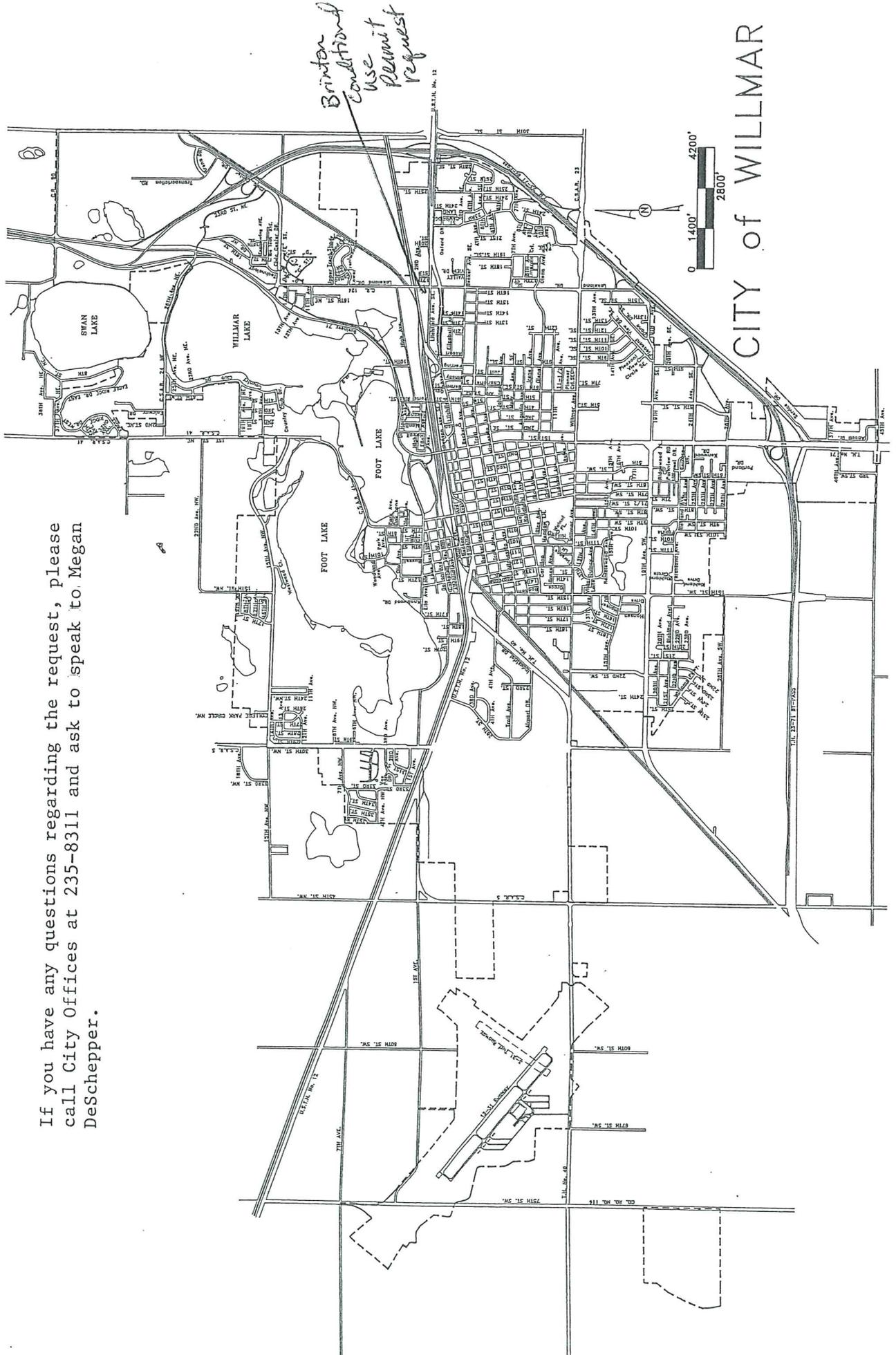
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To approve a conditional use permit, the Planning Commission must make, where applicable, the following affirmative findings:

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.
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NOTICE OF HOUSE MOVE

Notice is hereby given that the Willmar Planning Commission will meet at 7:07 p.m. on Wednesday, July 23, 2014, at the Willmar Fire Hall (NE door-training room), 515 2nd St. SW, Willmar, Minnesota, to consider a request by Adam Hedlof, Willmar, MN, to move a single family home to property described as: Lots 5, 6, and 7 and the south 5' of Lot 4, Block 2, Sunnyside Addition (1204 7 ½ St. SW). As an abutting property owner, the Zoning Ordinance mandates that you be given the opportunity to comment on the proposed move.

You are welcome to attend the meeting or call me at (320)235-8311 with your comments.

Megan M. DeSchepper, AICP
Planner/Airport Manager

Dated: July 14, 2014

Si Ud. no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Pedro al 231-8573 o con Jesús al 231-8572, Cónsules Culturales de la Cooperativa de Integración del Oeste Central.

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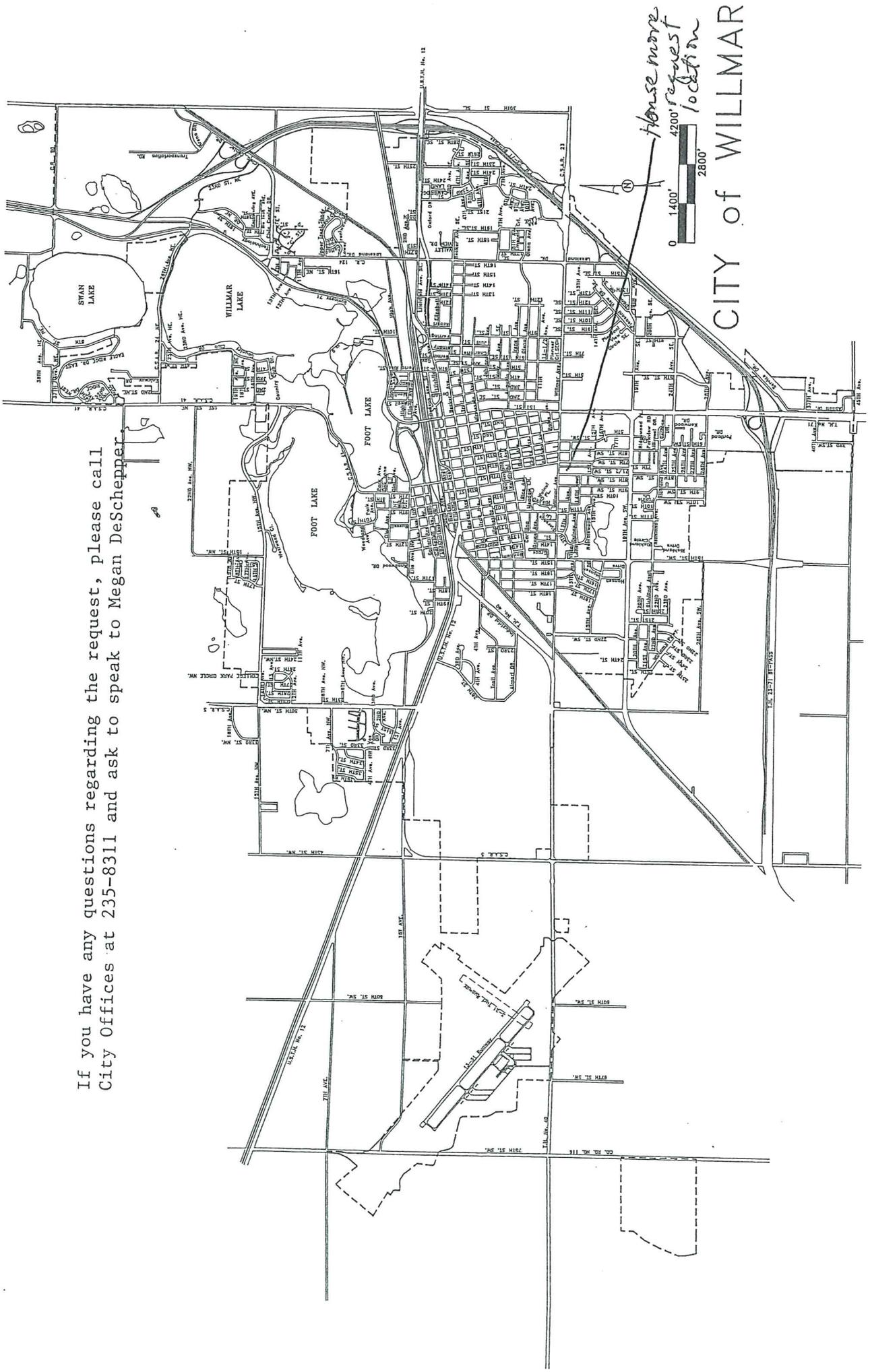
Certain uses do not require a conditional use permit, but do require review and approval of plans by the Planning Commission. The standards to be met are the same as those required for conditional use permits in Section 9.E.3.a.1-7 of the Zoning Ordinance (see below). The Planning Commission may impose the same conditions as stated in Section 9.E.4.a.-c. of the Zoning Ordinance.

Standards for Plan Review

A plan review shall be approved only if the Planning Commission makes, where applicable, the following affirmative findings:

1. That the plan review, 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 use.
3. The plan review 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 plan review 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 plan review 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 questions regarding the request, please call
City Offices at 235-8311 and ask to speak to Megan DesChepper

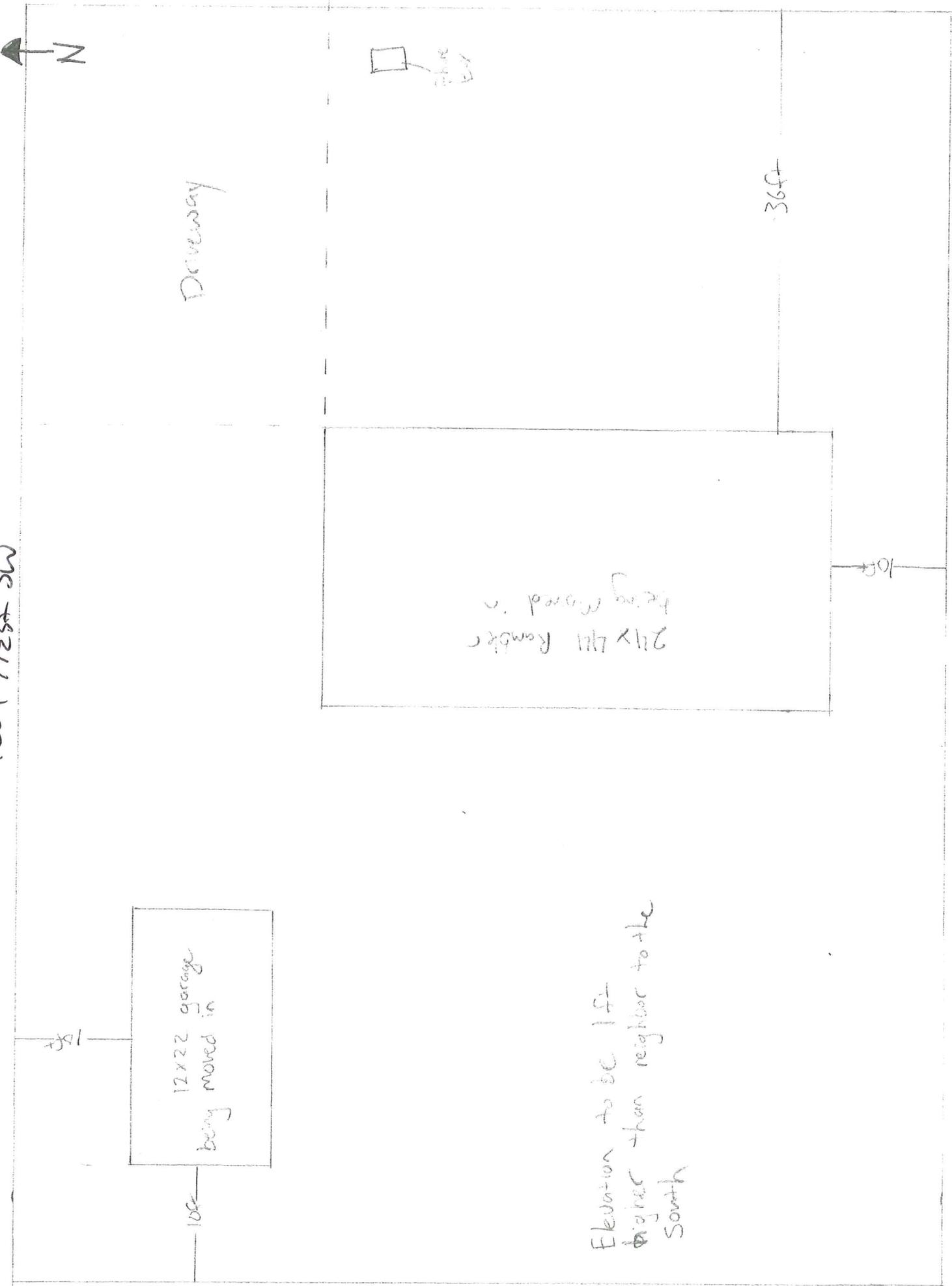


House more
request
location

CITY OF WILLMAR



1204 7/23/21 SW



Elevation to be 1ft higher than neighbor to the South

Lot size 80x109

1.1m on 1m