

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, SEPTEMBER 11, 2013**

MINUTES

1. The Willmar Planning Commission met on Wednesday, September 11, 2013, at 7:00 p.m. at the MinnWest Technology Campus Conference Room.

** Members Present: Mark Klema, Charles Oakes, Randy Czarnetzki, Scott Thaden, Gary Geiger, and Bob Poe.

** Members Absent: Andrew Engan, Margaret Fleck, and Nick Davis.

** Others Present: Megan DeSchepper- Planner.

2. MINUTES: The minutes of the August 28, 2013 meeting were approved as presented.

3. TWO UNITS IN AN R-1 WITH A CONDITIONAL USE PERMIT DISCUSSION: The Planning Commission reviewed and discussed other community's ordinances that allow two units in an R-1. They talked about the only way to regulate how the use functioned and looked like an R-1 (single family residential) property would be with conditions. The affirmative findings of fact would be made like any other conditional use permit.

They discussed the legality of having the conditional use permit sunset, or be for the applicant property owner only and terminate upon sale of the property. The Commission talked about college students, Stingers players, and room and board living arrangements that already likely occur in R-1. Mother-in-law apartments and multi-generational family living was discussed.

The Commission talked about specific minimum standards that would have to be met for a property in an R-1 to have two units. Only owner occupied homes would be allowed a second unit was one requirement they fettered out assuming it would be legal. They discussed one sample ordinance parking requirement that for homes in an R-1 with two units that they require 50% of the parking be within a garage. They considered the character of a single family home and not wanting the house to look like a duplex or twin home.

Mr. Thaden made a motion, seconded by Mr. Czarnetzki, for staff to draft ordinance language for a conditional use permit in the R-1 District for a two family dwelling containing the following stipulations to be reviewed and further discussed at the next meeting:

- A. The property must be owner occupied (with a sunset?).
- B. Two off-street parking spaces shall be provided per unit with not less than 50% provided in a garage.
- C. No more than two total dwelling units.

D. Maintain single family home character.

Mr. Oaks voted nay, the motion carried.

4. There being no further business to come before the Commission, the meeting adjourned at 7:52 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager

by mub

**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, September 25, 2013, at 7:05 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 Passion Properties LLC, Willmar, MN, an addition onto the existing 5 bedroom assisted living facility of 4 additional bedrooms on property described as: Lots 1, 2 & the northerly 5' of Lot 3, Block 3, Trentwood Estates (1000 Cottonwood Dr. NE).

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.

September 13, 2013
Date

Megan M. DeSchepper
Planner

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

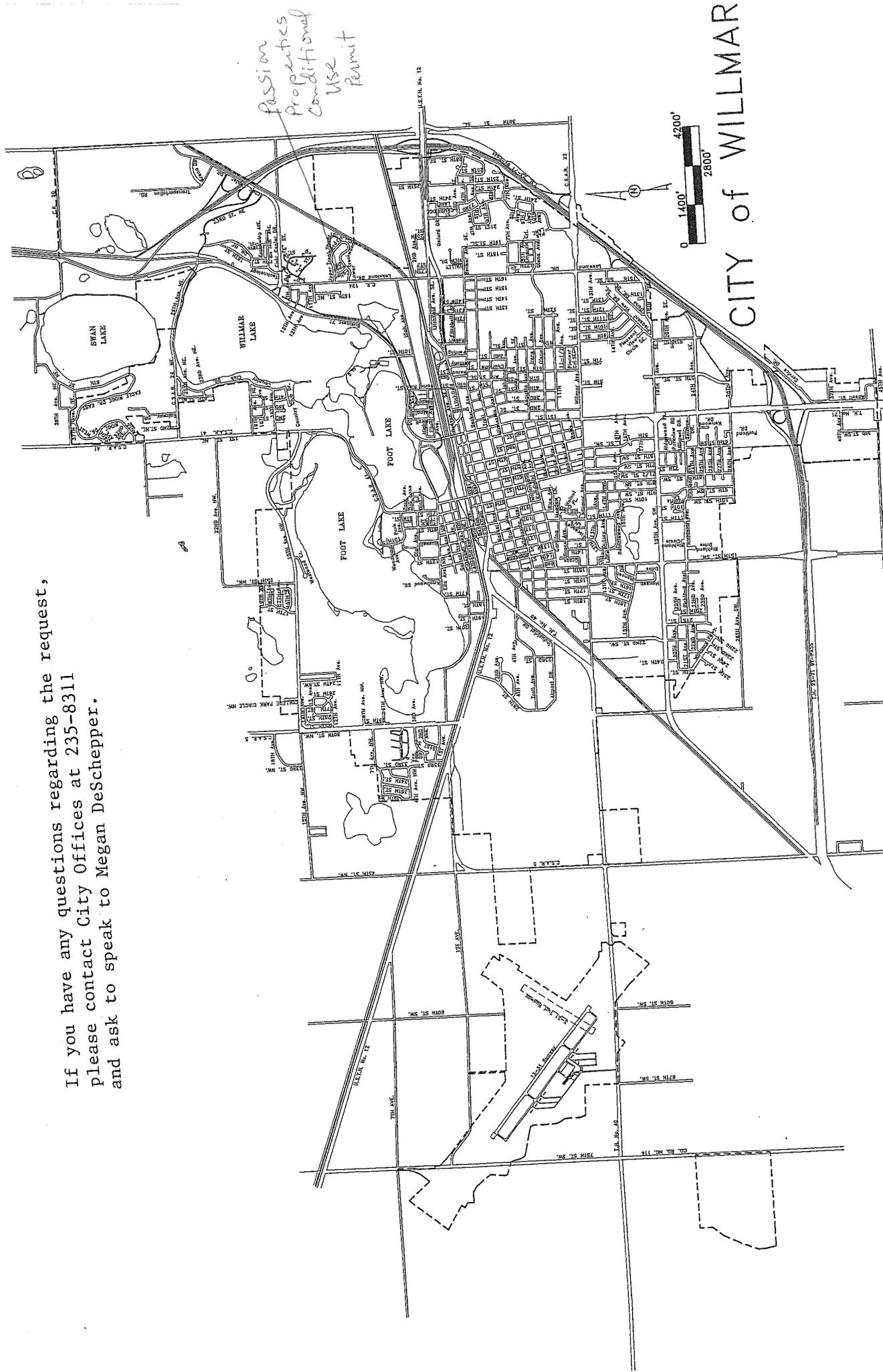
Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Contact:
Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

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.

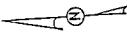
If you have any specific questions regarding the request, call City Offices at (320)235-8311 and ask to speak to Megan DeSchepper, City Planner.

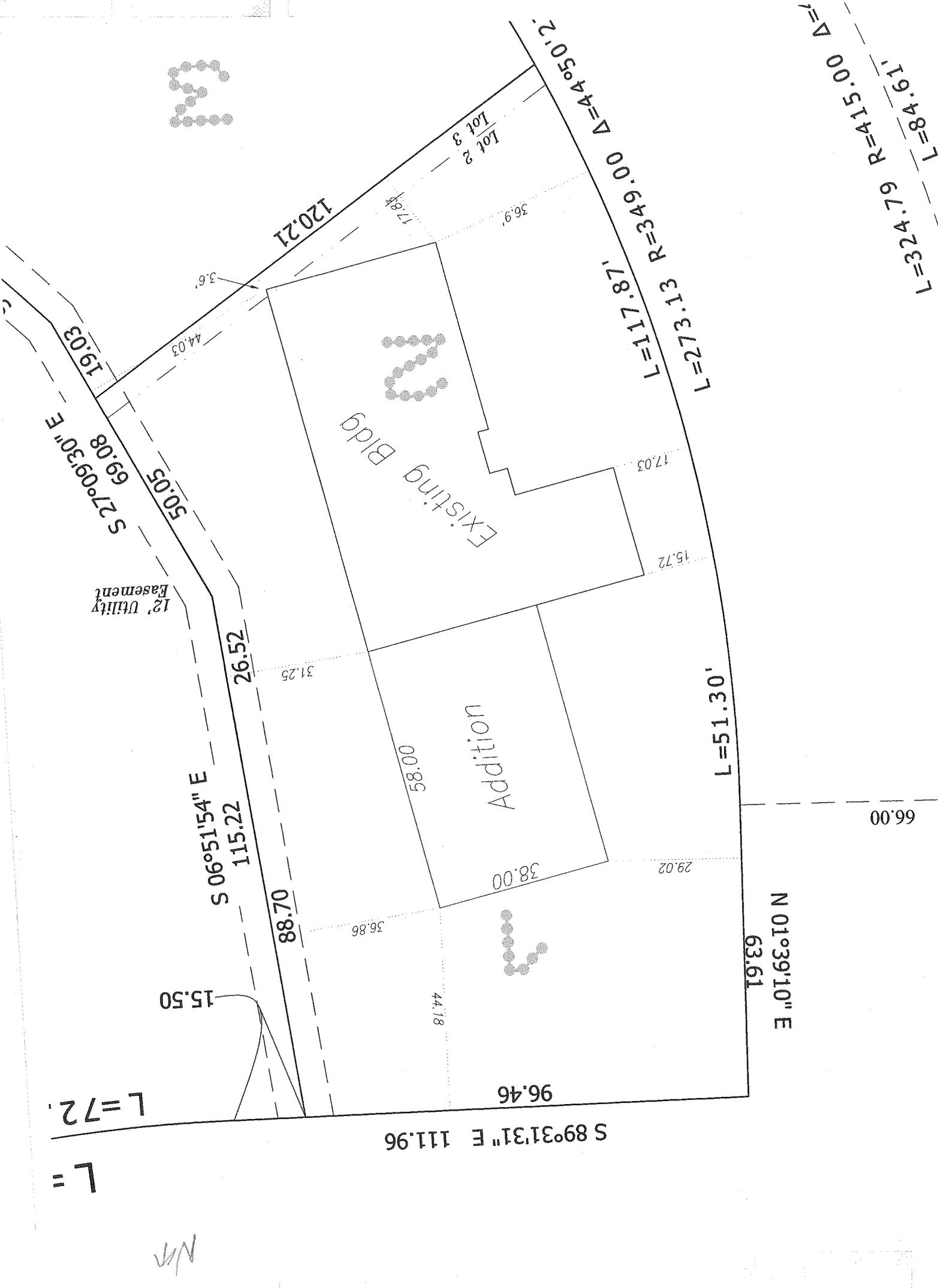
If you have any questions regarding the request,
please contact City Offices at 235-8311
and ask to speak to Megan Deschepper.

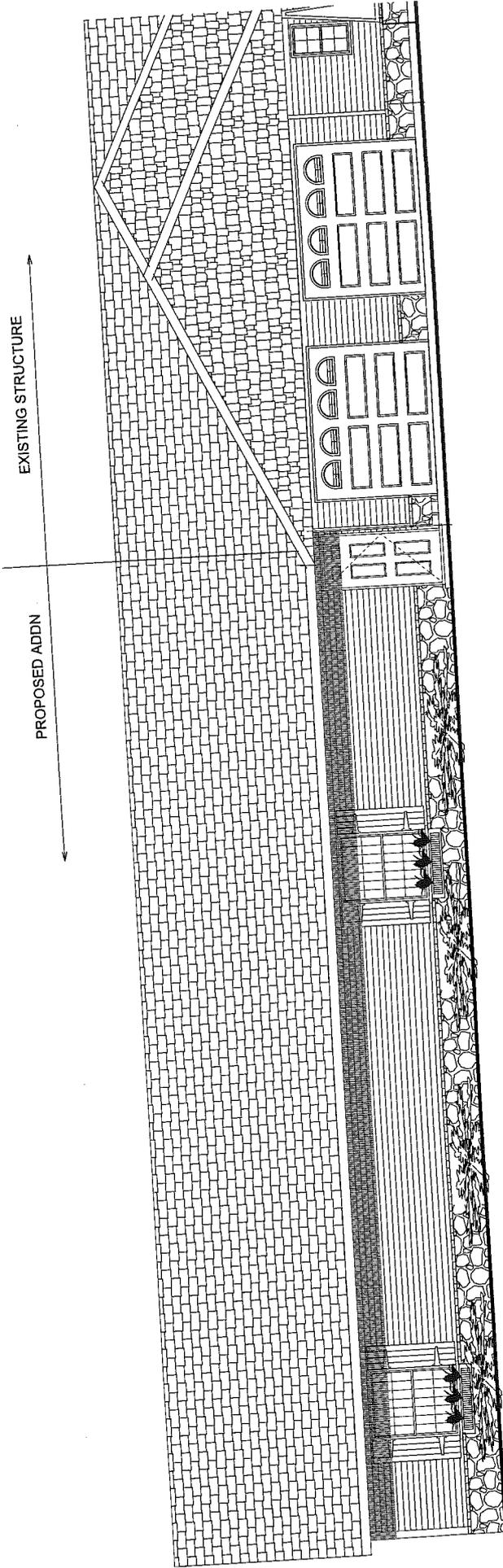


Passion
Properties
Conditional
Use
Permit

CITY OF WILLMAR







FRONT ELEVATION
SCALE: 1/4" = 1'-0"

THESE PLANS FURNISHED BY MARY'S DRAFTING SERVICE WERE PREPARED BY DRAFTING SERVICE AND ARE NOT FULLY QUALIFIED AS ARCHITECTS OR ENGINEERS. MARY'S DRAFTING SERVICE DOES NOT DISCLAIM ANY LIABILITY WHATSOEVER FOR ERRORS OF ANY KIND WHICH MAY BE FOUND ON THESE PLANS.

PLANS PREPARED BY:
MARY'S DRAFTING SERVICE
PHONE (320) 974-8002
FAX (320) 974-3039

A NEW HOME FOR:
PASSION PROPERTIES LLC.

WILLMAR, MN 56201

ENERGY CONCEPTS

PHONE: (320) 235-9079

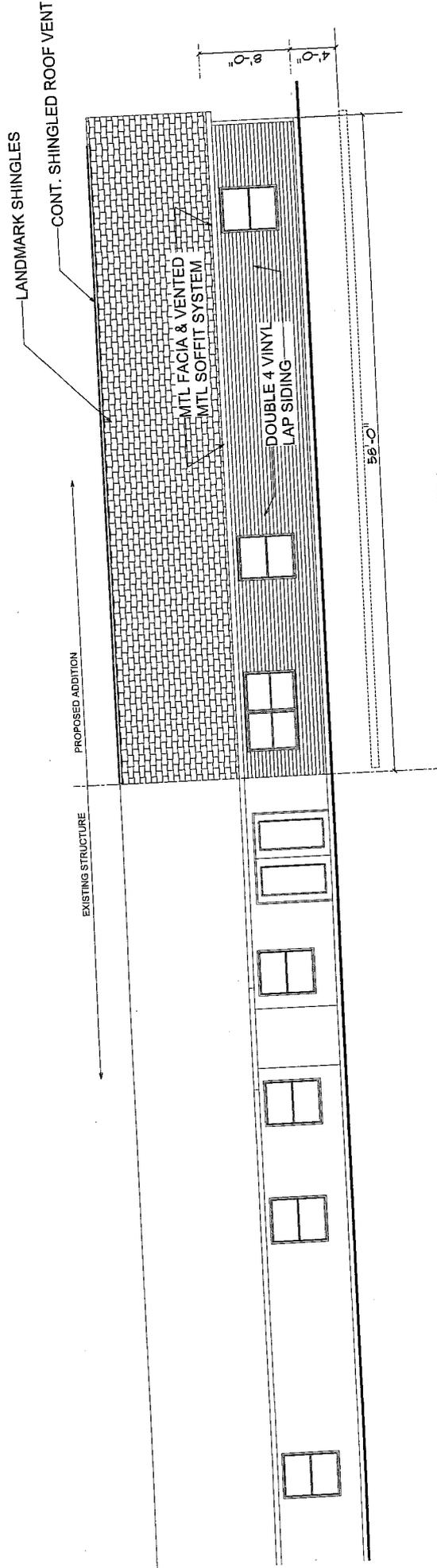
DATE: JUN. 21, 2013

SHEET NO. 1 OF 4

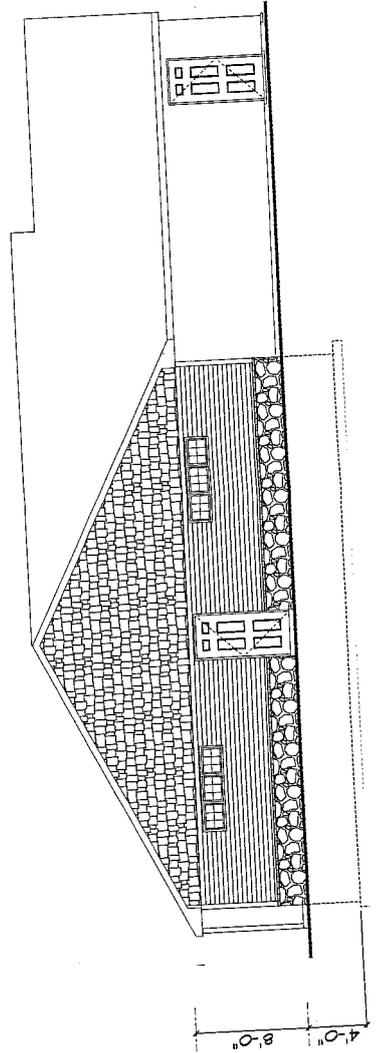
REVISION #2

PLAN # 13-26

REVISION #1



REAR ELEVATION
SCALE: 1/4" = 1'-0"



13-26 S-4

ORDINANCE NO. _____

AN ORDINANCE AMENDING NO. 1060
KNOWN AS THE WILLMAR ZONING ORDINANCE
BY AMENDING SECTION 6 RELATING TO
ONE-FAMILY RESIDENTIAL DISTRICT

The City Council of City of Willmar does ordain as follows:

SECTION 6. Ordinance 1060 is hereby amended by adding to SECTION 6.C.3.g. so as to read as follows:

- g. *An owner-occupied dwelling unit plus one (1) ancillary rental unit in a single structure with at least 50% of the required off-street parking within a garage and maintaining the character of a single-family residence.*

EFFECTIVE DATE. This Ordinance shall be effective from and after its adoption and second publication.

This Ordinance introduced by Council Member: _____

This Ordinance introduced on: _____

This Ordinance published on: _____

This Ordinance given a hearing on: _____

This Ordinance adopted on: _____

This Ordinance published on: _____