

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JUNE 10, 2015**

MINUTES

1. The Willmar Planning Commission met on Wednesday, June 10, 2015, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

Members Present: Andrew Engan, Gary Geiger, Aaron Larson, Bob Poe, Steve Gardner, Margaret Fleck, Scott Thaden, and Randy Czarnetzki.

Members Absent: Rolf Standfuss.

Others Present: David Parker, Paul Parker, and Megan DeSchepper-Planner.

2. MINUTES: The minutes of the May 13, 2015 meeting were approved as submitted.
3. ABBOTT DR SE STREET R/W VACATION-FILE NO. 15-01: David Parker presented a petition to vacate a portion of Abbott Dr. SE on behalf of the Kenneth R. Parker Revocable Living Trust of property adjoining said street described as follows: Lot 1 of Block 1, Lots 1-5, both inclusive, of Block 1 and Outlots A and B of South Industrial Park. Mr. Parker explained that they want to put all of the land they own into the RIM (Reinvest in MN) program which is a permanent conservation easement of the land in which they will own the land but the state controls how it's used (recreational only no development or streets).

Staff comments were reviewed and discussed (see Attachment A).

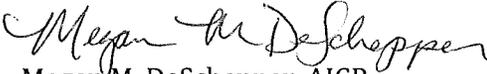
The Commission talked about access for adjacent properties. Mr. Parker said they can traverse the land with tractors or trucks just can't have a street. Staff added that there was a request by Municipal Utilities and Kandiyohi Power Co-Op for a 20' utility easement to cover electric wires in the west portion of the right-of-way. Mr. Parker was unsure if the RIM program will accept the land with a utility easement. The Commission advised Mr. Parker to explore the utility easement with the RIM program as well as local Utilities.

Mr. Gardner made a motion, seconded by Mr. Larson, to approve the resolution to vacate the platted right-of-way as described above with a 20' utility easement along the west side of the right-of-way and forward it onto the City Council for adoption.

The motion carried.

4. CENTRAL BUSINESS DISTRICT DESIGN STANDARDS UPDATE (INFORMATION ONLY): Staff updated the Commission on the draft design standards for the Central Business District. The Subcommittee has met once and has a good start on standards based off a draft started by Adam Arvidson several years ago.
5. There being no further business to come before the Planning Commission, the meeting adjourned at 7:28 p.m.

Respectfully submitted,


Megan M. DeSchepper, AICP
Planner/Airport Manager

PLANNING COMMISSION-JUNE 10, 2015

STAFF COMMENTS

1. ABBOTT DR SE STREET R-O-W VACATION FILE NO. 15-01:

- David Parker, Paul Parker, Rebecca Parker, Peter E. Poss, Emilie N. Poss submitted a petition on behalf of the Kenneth R. Parker Revocable Living Trust to vacate a portion of Abbott Dr. SE adjoining the following real estate: Lot 1 of Block 1, Lots 1-5, both inclusive, of Block 2 and Outlots A and B of South Industrial Park.
- The portion of r-o-w petitioned for vacation has never been improved into a street.
- All the above described lots will be entered into the RIM program, a permanent wildlife easement program in which development is never allowed.
- Public and private utilities were contacted regarding the petition. Their comments are as follows:

Engineering- There is no water line in the r-o-w; however will the lots have access? One possible solution, retain the entire right-of-way as easement 70' to protect the electric utility line and protect access. Or vacate entire plat?

MUC- there is electrical line on the northwest side of the r-o-w that an easement will have to be retained as well as a Kandi Power Co-op line, a 20' wide easement along the northwest portion of the right-of-way is being requested to be retained.

- **Questions-** Does MNDOT get half of the vacated r-o-w as street vacations are split 50/50 to abutting land owners? Will the property owners to the north have access? Will the RIM program accept the land with easements? All the platted lots should be combined as they otherwise will not have legal access and there will be value concerns? Who drafts the easement?

RECOMMENDATION: Approve the vacation with retention of a 20' utility easement.