

**WILLMAR PLANNING COMMISSION  
CITY OF WILLMAR, MN  
WEDNESDAY, JANUARY 9, 2013**

**MINUTES**

1. The Willmar Planning Commission met on Wednesday, January 9, 2013, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

\*\* Members Present: Mark Klema, Charles Oakes, Andrew Engan, Gary Geiger, Randy Czarnetski, Bob Poe, Virgilio Aguirre Jr.

\*\* Members Absent: Scott Thaden, and Nick Davis

\*\* Others Present: Bruce Peterson- Director of Planning and Development Services, Megan Sauer- Planner.

2. REORGANIZATION: Mr. Poe made a motion, seconded by Mr. Geiger to nominate Mr. Klema for Chair, Mr. Oakes for Vice Chair, and Mr. Engan for secretary for the year 2013.

The motion carried.

3. MINUTES: The minutes of the December 12, 2012 meeting were approved as presented.

4. TREE PLANTING/MAINTENANCE EASEMENT VACATION- FILE 13-01: Staff presented a vacation request for a tree planting/maintenance easement which is not well described and does not properly confine the easement. It is described as follows: a strip of land 5' in width, over and across the said property E 100' of Lots 1 and 2 except south 10' of east 100 feet of lot 2, Block 39, City of Willmar. The 5' strip is undefined; it is unclear if it's along 8<sup>th</sup> St. SW or Litchfield Ave. W (Hwy. 12 W). Staff inquired with Municipal Utilities as well as Public Works as to the necessity of the easement. It was the consensus that vacation of the easement would be best, as defining the easement is unnecessary as there are boulevard trees in the r-o-w along 8<sup>th</sup> St. SW already.

The Commission talked about the easement not being useful as it is so poorly defined and not even needed for tree planting.

Mr. Geiger made a motion, seconded by Mr. Czarnetzki, to adopt a resolution recommending the tree planting easement vacation to the City Council for a public hearing and action.

The motion carried.

5. TEXT AMENDMENT DISCUSSION- APPEALS PROCESS: Staff presented a possible text amendment to the Commission regarding Section 9.E.5 of the Zoning .

Ordinance regarding appeals of actions by the Planning Commission. The amendment would further clarify the section regarding the Board of Zoning Appeals hearing appeals of actions/enforcement of the Zoning Administrator and that an appeal of an action by the Planning Commission would go to District Court. The only exception to the rule is conditional use permits, which action by the Planning Commission can be overturned by the City Council with an 6/8 vote.

The Planning Commission thought this clarified the Ordinance further.

Mr. Engan made a motion, seconded by Mr. Oakes to have a public hearing on the proposed text amendment at an upcoming meeting.

The motion carried.

6. There being no further business to come before the Commission, the meeting adjourned at 7:33 p.m.

Respectfully submitted,



Megan M. Sauer, AICP  
Planner/Airport Manager

## NOTICE OF HEARING FOR PROPOSED TEXT AMENDMENT

Notice is hereby given that the Willmar Planning Commission will meet at the Willmar City Office Building, 333 6<sup>th</sup> St. SW, Willmar, Minnesota, at 7:01 p.m. on Wednesday, February 13, 2013, to consider an Ordinance amending No. 1060 known as the Willmar Zoning Ordinance by amending Section 9.C.1. relating to appeals:

### C. APPEALS.

1. Authority. The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance. *Any appeal of a decision by the Planning Commission on a Conditional Use Permit, Rezone, or Text Amendment shall be filed directly with the District Court except that in the case of a Planning Commission's denial of a Conditional Use Permit application, no appeal to the District Court shall be made without first applying to the City Council for reconsideration of the decision pursuant to Section 9.E.5 of Ordinance 1060.*

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.

February 13, 2013  
Date

Megan M. Sauer  
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación sufficient, 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.

# **Bill Chukuske Insurance Services, Inc.**

DBA: Insurance Advisors, Inc. Bill Chukuske Agency  
379 Morgan Street, Tracy, MN 56175  
Office: 507-212-1200, Fax: 507-212-1201, Cell: 507-221-0630  
Website: [www.divingrates.com](http://www.divingrates.com) , Email: [billchukuske@hotmail.com](mailto:billchukuske@hotmail.com) , [w.chukuske@iainmn.com](mailto:w.chukuske@iainmn.com)  
Agency License: 40161168, Residence License: 20310310

**We are an Independent Agency licensed and appointed with all 4 major health care providers in the State of Minnesota: Blue Cross Blue Shield, Health Partners, Preferred One and Medica. We are also licensed with the Minnesota Public Employees Insurance Program.**

**We are also licensed with many Nationwide Property and Casualty Companies to help individuals with their home, car and recreational vehicles.**

**We offer Group Health Insurance for fully insured and self-insured plans  
Other group products we offer are:**

- **Dental, Vision and Hearing**
- **Life, Long Term and Short Term Disability**
- **Long Term Care \$CASH and Reimbursement Plans**
- **Supplemental plans through Aflac and Colonial**
- **Medicare Plans for age 65+**
- **Health Savings Accounts, Health Reimbursement Accounts, Flexible Spending Accounts**

**We offer Educational Seminars on Insurance Basics for employee groups  
Our belief is that employees need to be engaged in their individual health care and understand how to be engaged. We strongly promote Consumer Directed Health Plans!**

**We have a staff of 4 people in our office. In addition we also partner with three large Broker Groups to help and assist us with RFP's for our clients.**

**We prefer to become the Agent of Record for a group but we do also offer our services on a Consulting basis. Consulting rates are determined by the client needs and can be based on hourly, daily, weekly, monthly, quarterly, bi-annual or annual.**

**Our specialty, but not limited to, is group health insurance within the Minnesota Service Cooperatives. We also work with for profit business groups as well.**

**Some but not all of the Companies we represent for Personal and Commercial Lines of Property & Casualty Insurance:**

**Allied, Auto Owners, AAA, Badger, Chubb, Encompass, EMC, Foremost, Hagerty, Integrity, Kemper, Progressive, Travelers, Western, Safeco, and Met.**

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Website: [www.divingrates.com](http://www.divingrates.com) Email: [billchukuske@hotmail.com](mailto:billchukuske@hotmail.com) [w.chukuske@iainm.com](mailto:w.chukuske@iainm.com)  
Agency License: 40161168, Residence License: 20310310

## References: (Group)

Larry Kleindl, Kandiyohi County	320-231-6216
Lynn Travaglio, Kandiyohi County	320-231-6215
Ryan Krosch, Nicolet County	507-931-6800
Tegan Laleman, Yellow Medicine County	320-564-5841
Paul Virnig, Meeker County	320-693-5201
Jon Clauson, Chippewa County	320-269-2642
Molly Barborek, Chippewa County	320-269-2641
Jake Sieg, Lac qui Parle County	320-598-7444
Loren Stomberg, Lyon County	507-537-6980
Sara Folsted, Renville County	320-523-3754
Loren Hacker, Canby Schools	507-223-2001
Martin Heidelberg, KMS Schools	320-264-1411
Bruce Lamprecht, Marshall Schools	507-929-2603
Matt Bullard, BBE Schools	320-346-2278
Linda Mayer, Paynesville Schools	320-243-3410
Ben Martig, City of Marshall	507-537-6760
Roger Gorius, City of Tracy	507-629-5528
Jolene Borka, PACT 4	320-231-7030
Brian Pfeiffer, Western Printing of Marshall	507-537-1577
Brian Kletscher, Highwater Ethanol	507-752-6160

## Personal:

Merle Krull	507-532-9090
Jeff Kruse	507-532-5056
Brandee Weber-Scott	402-689-2674
Dan Ritter	507-829-8950
Steve Ritter	507-829-8070
Dave Jennings	952-237-7985

## Steve Salzer

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**From:** squirrelnutzipper@gmail.com on behalf of John Jennings [john@kkln.com]  
**Sent:** Friday, January 18, 2013 1:18 PM  
**To:** MinnWest Info  
**Subject:** Fwd: Technology and Radio (v.3) [disregard previous 2 emails]

Technology notes about our business.

----- Forwarded message -----

**From:** Nate Thomas <nate@kkln.com>  
**Date:** Thu, Jan 17, 2013 at 3:34 PM  
**Subject:** Technology and Radio (v.3) [disregard previous 2 emails]  
**To:** John Jennings <john@kkln.com>  
**CC:** Justin Klinghagen <justin@kkln.com>

John,

Radio is impossible without the utilization (and, many times, the manipulation) of technology. In fact, it's so entrenched in the use of technology that without modern advances in communication via satellites and internet, modern day radio stations wouldn't exist. From its inception, the re-transmission of Presidential addresses and sporting events has been the marvel of the technological world. Popular Mechanics even included radio as their #2 "Gadget That Changed the World". Perhaps due to the ease and pervasiveness in everyday life in the 21st Century, the general public may not realize how technology has played a part in the listener's flawless ability to hear the latest hit song or news broadcast. Headwaters Media, LLC and 94.1 The Loon use the following technologies every day to make their broadcast possible:

- Frequency Modulation: The actual act of broadcasting requires the use of high power, high wattage frequency modulation onto the FM band. Transmitting from our digital studios in Willmar to our analog tower in Atwater requires multiple, modern advances in audio conversion.
- Internet:
  - a) 94.1 The Loon broadcasts world wide via our web stream. From the encoding/decoding algorithms to the discrete and separate audio processing, technology is at the crux of this budding new technology field. Internet radio is just beginning to gain acceptance in mobile listening, too, via smartphone apps and 3/4G cellular networks. 94.1 The Loon was the first commercial radio station in West Central Minnesota to stream via the internet.
  - b) 94.1 The Loon acquires various syndicated programs via distribution services over the internet. From NASCAR news updates to local BringMeTheNews broadcasts, our utilization of the internet is essential to the listener being up-to-date.
  - c) Our traffic (commercial placement) and billing system takes advantage of "cloud storage & computing": our salespeople can enter sales orders via their cell phone, further enabling them to be mobile.
  - d) 94.1 The Loon can access their on-air feed remotely to change the playlist or even broadcast remotely (more below).
  - e) Through their constantly updated website, 94.1 The Loon informs listeners of local happenings, school closings/delays, and even the latest song(s) played.
- Cellular networks: Via modern 3/4G cellular networks, listeners can tune to the Loon on a smartphone, and text our studios directly to request songs, talk about music, or inquire about school closings/delays and weather conditions. 94.1 The Loon was also the first in West Central Minnesota to broadcast from remote sites via the mobile internet, enabling studio quality fidelity on a budget, from virtually any where a cell phone works.
- Digital Editing: 94.1 The Loon, since its beginning in 1999, was on the cutting edge of digital audio editing. Our ability to use advanced, high speed computers, microphone processors and post processing effects help our production staff create professional commercials and programs that inform and entertain.
- Satellites: 94.1 The Loon broadcasts NASCAR Sprint Cup races and NFL Primetime games via satellites in geosynchronous orbit around the Earth from 22,000 miles away. From triggers to remotely control our computers, to

localized commercials aimed at our regional audience, satellites work in tandem with the internet to provide addition revenue, entertainment and information to our listeners.

The list of technologies harnessed by the modern day radio station is expansive, and growing more so every day. As the Operations Manager of the Loon, I should know: without technology, I'd be out of a job.

---  
Nate Thomas  
Operations Manager  
Headwaters Media, LLC  
KKLN-FM 94.1 The Loon  
w: [320.235.1194](tel:320.235.1194)  
c: [320.894.4876](tel:320.894.4876)  
[nate@kkln.com](mailto:nate@kkln.com)

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stream us:



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John Jennings  
Co-Owner  
KKLN, 94.1 The Loon  
1605 South First St.  
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[john@kkln.com](mailto:john@kkln.com)  
[www.kkln.com](http://www.kkln.com)

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Feb 13<sup>th</sup>

## KKLN Headwaters Media LLC Employee Biographies

### John Jennings - Co-owner

John has been involved in broadcasting management for 6+ years. Previous to radio station ownership John was working in the Home Improvement Sales field. He has spent many years working with various organizations and committees to better his community. These include: ELKS, Masonic Lodge, Kandiyohi Safety Coalition, and Business Networking International.

### Justin Klinghagen- Co-owner

Justin has been working in the radio field for 14+ years. Previous to radio station ownership Justin was working in the sales and management fields of radio after graduating college. Justin has been active with his community since 10 years old actively involved in 4-H, and church groups. He has also been involved with ELKS, Masonic Lodge, Eagles Club, Litchfield Watercade Planning Committee, and Jaycees.

### Nate Thomas - Operations Manager

Nate has worked in the field of radio for 17+ years. He is a graduate of Brown Institute. Nate is proficient in the inner workings of a radio station and it's always-evolving technology challenges. Nate was integral in pioneering "streaming radio" for the Willmar area first, and as a result bringing KKLN to the entire globe. He hosts "The Morning Drive" from 6am-9am alongside Melanie Eckhart.

### Melanie Eckhart - Radio Announcer

Melanie has been involved in Willmar Radio for 16+ years. She has also worked at WRAC 8, the local television station in Willmar. Melanie has been a great steward of the community, involved in such events as: The Polar Plunge for Special Olympics, The Shelter House Gala, The Women's Expo, Willmar Ambulance Toy Drive, and various other community projects. She is on-air from 6am until 1pm weekdays.

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Matt Freedland - Radio Announcer

Matt is a Hutchinson, MN native and a graduate of St. Cloud State University. He has over 7 years of broadcasting experience. Matt has spent time doing broadcasting at the National Air Show and was an on-air personality for KVSC, the campus radio station at SCSU. He is on-air from 1pm until 6pm weekdays.

C.W. Bearshield - Account Executive

C.W. has been a strong part of our sales staff. He got into radio sales after working as a marketing executive for area wineries. C.W. is involved in Native American art/education throughout the area. C.W. is an avid arts and antiques collector and dealer. He has recently been involved with the Willmar Shelter House as a fundraiser and steward for their cause.

Dwaine Hendrichs - Account Executive

Dwaine has been part of our sales staff for 5 years. He has worked with various town celebrations to promote their events. Dwaine has been in sales for many years. He has been a champion of the small business owner in the KKLN listening area and is loved by all of his clients. He works very hard to do all he can for each and every one of his accounts.

Corey Johnson - Announcer

Corey has been part of the KKLN family for many years off and on. Corey is a Willmar native and has been involved with radio for a long time, here and also in Sioux Falls. He first started as an on-air announcer for KKLN until he was called to take a more active role in his family's business - Agri Temp. Corey is now heard on KKLN as the "Big Voice", doing various promotional spots and announcements.

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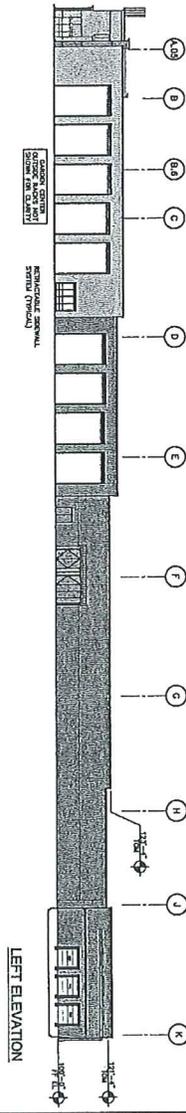
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Cobble Brown  
P83



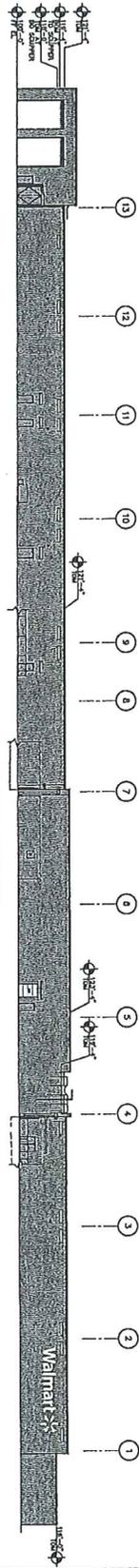
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Exterior Dromedary Camel  
P94



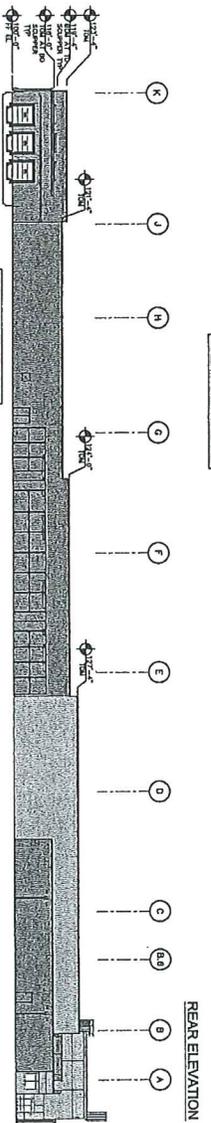
SW 7522  
Meadowlark  
P124



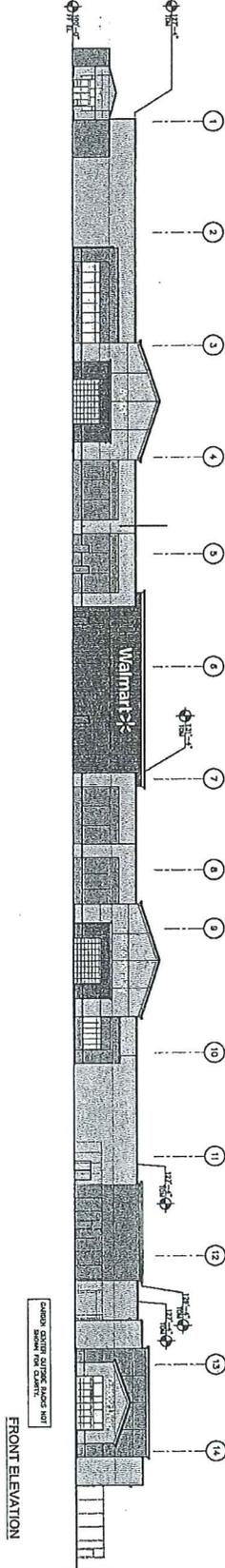
LEFT ELEVATION



REAR ELEVATION

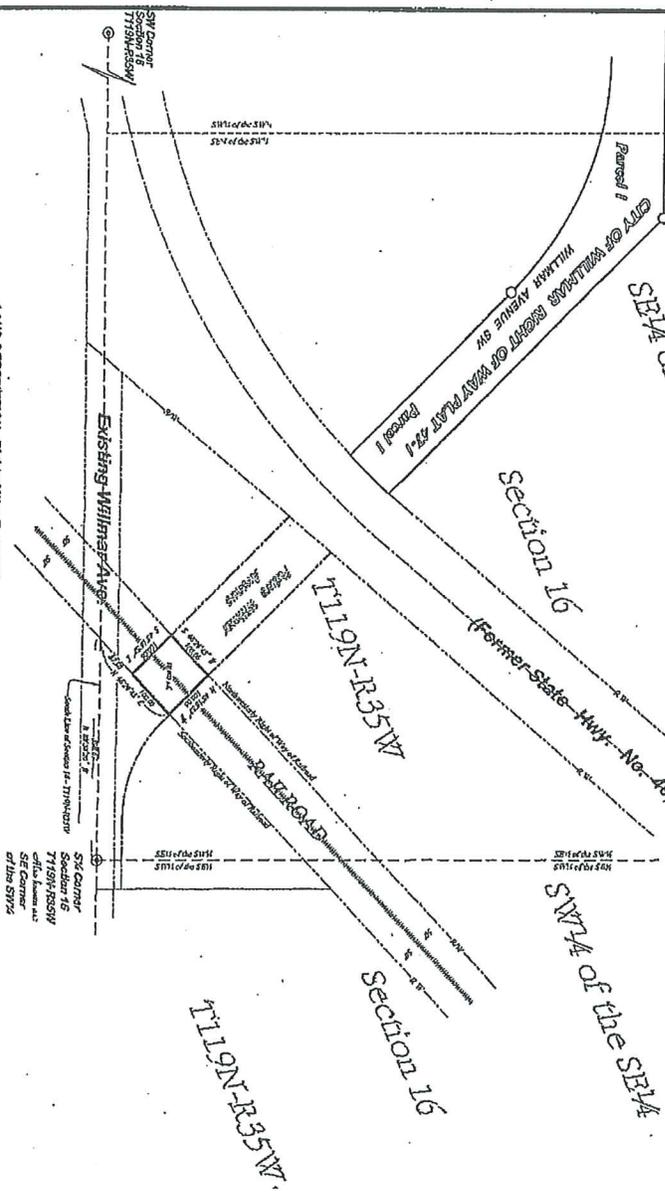


RIGHT ELEVATION



FRONT ELEVATION

This is a survey of  
part of:  
**SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ,**  
Located in:  
**Section 16, T119N-R35W, Willmar Township,  
Kandiyohi County, Minnesota**

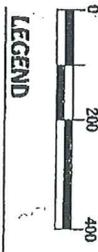


**LAND DESCRIPTION - Right of Way Easement**  
A right of way easement over and across that part of the Southeast Quarter of Section 16, Township 119 North, Range 35 West of the Fifth Principal Meridian, Willmar Township, Kandiyohi County, Minnesota, said easement is described as follows:

- Commencing at the southeast corner of the Southwest Quarter of said Section 16;
- thence on a periodic bearing of North 89 degrees 36 minutes 20 seconds West; a distance of 398.67 feet to the southeasterly right of way boundary line of the railroad;
- thence on a bearing of North 46 degrees 26 minutes 48 seconds East, along the southeasterly right of way boundary line of the railroad, a distance of 67.96 feet to the point of beginning of said easement to be described;
- thence continuing on a bearing of North 46 degrees 26 minutes 48 seconds East, along the southeasterly right of way boundary line of the railroad, a distance of 100.05 feet;
- thence on a bearing of North 45 degrees 18 minutes 52 seconds West a distance of 100.05 feet to the northwesterly right of way boundary line of the railroad;
- thence on a bearing of South 45 degrees 18 minutes 52 seconds East, along the northwesterly right of way boundary line of the railroad, a distance of 100.05 feet;
- thence on a bearing of South 45 degrees 18 minutes 52 seconds East a distance of 100.05 feet to the point of beginning.



This drawing prepared by:  
**Bonnema Surveys Inc.**  
Professional Land Surveying  
1609 Road 97 NW, Suite 104  
Willmar, MN 56201  
Office (507) 231-2944  
Fax (507) 231-2227  
Registered by: City of Willmar



- LEGEND**
- Found Iron Monument from former survey
  - Bonnema Survey Point
  - ⊙ Copied Iron Monument
  - ⊙ Our Iron Monument
- Pinpoint Monument on the property line at a position which is offset from the actual property corner.  
Note: The above parcel dimensions are measured to the actual property corner.

**Geodetic Boundary Notice**  
Since the advent of GPS surveying equipment, Bonnema Surveys has been able to provide more accurate boundary information for this County. The term "Geodetic Boundary" in this Legal Description is intended to notify the public that this boundary system is related to the fixed, national and world coordinate systems.  
Bonnema Surveys is not making a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect the parcel and are not shown on this survey.

**I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.**  
Justin H. Stone  
Date: March 23, 2009  
License No. 4519