



July 20, 2020

PLANNING COMMISSION AGENDA

Monday, July 27, 2020

5:00 p.m.

Council Chambers, 315 N. Broadway

- 1) Call to Order

- 2) Agenda Additions or Deletions

- 3) Approval of Minutes – 06/29/2020 PC Minutes

- 4) Pete Hart Lot Split

- 5) Faith Church Garage

* This is primarily a Planning Commission meeting, but a City Council quorum may be present.*

PLANNING COMMISSION MEETING MINUTES 07/27/2020

The Planning Commission of Pelican Rapids met at 5:00 pm on Monday, July 27, 2020, in Council Chambers, City Hall. Commissioners John Waller III, Kevin Ballard, John Ohman and John McMillen were present. Dan Husted was absent. City Administrator Don Solga, Secretary Danielle Harthun, Ryan Bauman, Pete and Deb Hart were also present.

Chairman John Waller III called the meeting to order.

PLANNING COMMISSION MEETING MINUTES 07/27/2020

Motion by Ballard, seconded by McMillen to approve the agenda with the addition of No. 6 Industrial Park Lot Discussion – Ryan Bauman. Motion passed unanimously.

Motion by Ballard, seconded by McMillen to approve the 06/29/2020 Planning Commission minutes. Motion passed unanimously.

Pete and Deb Hart, 700 SE 2nd Avenue, requested a lot split on parcel 76000200031004. In 2014, a lot split was granted, but they would like to revise the split. A map of the new proposed lot split was provided with the application. Motion by Ballard, seconded by McMillen to recommend Council reverse the 2014 lot split and approved the new lot split. Motion passed unanimously.

Motion by Waller, seconded by McMillen to have Commissioner Ballard talk to Council regarding the lot split. Motion passed unanimously.

Ryan Bauman would like to start an auto repair business in the Industrial Lot. He has been working on putting together a business and building plan. He provided a projected business plan from the Small Business Development Center (SBDC). He is working with a local bank for gap financing. He would like to start building September 2020 and open November 2020. Motion by Waller, seconded by Ballard to recommend the Council convey lot 8 in the Industrial Park with the stipulations that it be built on in a year, not selling the lot and anything else the Council might decide. Commissioner Ohman has concerns with the city giving a lot to a potential business owner when a private person may have a lot to sell. Commissioner Ballard said the city should not be in the real estate business. Motion passed unanimously.

The Planning Commission discussed the Faith Church garage. City Attorney Larson had provided an opinion by email as requested. A variance and special use permit are not applicable in this case. The City would need to rezone the lot to allow for the construction of a garage, or the church could build in the lot the shed is on now. Motion by Ohman, seconded by Ballard to not do a rezone. If the situation should change, they can make a formal request to the Planning Commission. Motion unanimously.

Sourcewell will begin the Comprehensive Plan update in August 2020.

There is still an open position on the Planning Commission.

Motion by Ballard, seconded by McMillen to adjourn the Planning Commission meeting at 6:31 pm. Motion passed unanimously.



Danielle Harthun, MCMC
Secretary to the Planning Commission