

April 2, 2013

PLANNING COMMISSION AGENDA

Wednesday, April 17, 2013 7:00 a.m. Council Chambers, 315 N. Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 10/3/12
4. Light Industrial in Commercial Zone
5. Rezone All Residential Usage in Commercial Zone
6. Horses in Residential Zone

CITY OF PELICAN RAPIDS PLANNING COMMISSION MEETING MINUTES 04-17-13

The Planning Commission of Pelican Rapids met at 7:00 a.m., on Wednesday, 04-17-13, in Council Chambers, City Hall. Chairman Judy Marko and Commissioners Phil Stotesbery, Jamie Stromberg and John Waller, III, were present. Commissioners John Gorton and Richard Peterson were absent. Administrator Don Solga and Secretary Glenys Ehlert were also present.

Meeting called to order at 7:26 a.m. by Chairman Marko.

Motion by Waller, seconded by Stotesbery to add Spring Tour and Comprehensive Plan Steering Committee to the agenda. Motion carried.

Motion by Waller, seconded by Marko to approve the minutes of 09-05-12 as presented. Motion carried.

Administrator Don Solga reviewed difference of commercial and industrial use. Industrial use is using raw materials to assemble something on site. City Code does not define industrial use. He asked the Planning Commission to consider whether to add light industrial uses to commercial zone.

“We need to run a small town similar to a small business and accommodate people’s needs,” commented Commissioner Stromberg. Administrator Solga said Stromberg had a good point.

“I can see using some of those light industrial uses in downtown empty buildings, especially if the businesses would offer some retail space,” commented Commissioner Stotesbery.

Motion by Stromberg, seconded by Stotesbery to consider a draft ordinance permitting light industry in the commercial zone. Motion carried.

Administrator Don Solga reviewed the question of rezoning all residential usage in a commercial zone. The requests have been to return to spot zoning by allowing all residential uses to be a residential zone. There are some restrictions to obtaining financing for a home located in the commercial zone.

Administrator Don Solga discussed that some back blocks off Hwy. 59 were rezoned commercial to allow growth in 2005. However, no development has taken place and the neighborhood has stayed residential. Homeowners have wanted to expand their homes, but they are not allowed to in the commercial zone. Commissioners agreed that while they were redoing the Comprehensive Plan, it would be good to look at it.

Motion by Stotesbery, seconded by Stromberg to add chickens and other fowl to list of animals that can be kept in town. Motion carried.

Spring Tour was discussed. Commissioners decided to set Spring Tour for May 23rd, 5:00 p.m., City Hall.

Administrator Solga explained that the consultant has been working on the Comprehensive Plan. It is time to establish a Steering Committee with representatives of the Planning Commission, Economic Development Commission and other members of the community. He suggested Monday night as the meeting night.

Administrator Solga explained tomorrow, 04-18-13, will be state wide tornado drill day with drills at 1:45 p.m. and 6:55 p.m.

Motion by Stromberg, seconded by Waller to adjourn meeting at 7:55 a.m. Motion carried.

Glenys Ehlert, CMC
Secretary to the Planning Commission