



June 19, 2017

PLANNING COMMISSION AGENDA

June 26, 2017

5:30 p.m.

Council Chambers, 315 N .Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 05/08/2017 PC Minutes
4. Public Hearing for Zone Change and Special Use Permit – Patrick Furey
5. Discuss possible land purchase by VFW
6. 25/27 NW 1st Ave – Schleske
7. Central Business District discussion
8. Next Meeting Date

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

PLANNING COMMISSION MEETING – 06-26-17

The Planning Commission of Pelican Rapids met at 5:30 p.m. on Monday, 06-26-17, in Council Chambers, City Hall. Chairman Richard Peterson and Commissioners CJ Holl, Jamie Stromberg, Phil Stotesbery, Dan Husted and Ben Sytsma were present. Administrator Don Solga, Secretary Danielle Heaton, Roger and LouAnn Schleske and Patrick Furey were also present.

Chairman Peterson called the meeting to order at 5:30 p.m.

Motion by Holl, seconded by Husted to delete No. 5 Discuss Possible Land Purchase By VFW from the agenda. Motion passed unanimously.

Motion by Stotesbery, seconded by Stromberg to approve the minutes of 05-08-2017 as presented. Motion passed unanimously.

Pursuant to due call and published notice thereof, a public hearing was held at 5:30 p.m. to consider a zone change from Residential (R1) to Residential (R3) and to consider a special use permit to allow for cold storage rental buildings. Location of the proposed site is described as follows:

418 3rd Street SW, PID 76000270043000, Section-27 Township-136 Range-043 SW1/4 NW1/4 EX N 591' & EX E 66' OF S 304' OF N 895' & EX PLATTED & EX TRS 17.63 AC

There were no comments from the Public.

Administrator Solga presented a map to the Commissioners showing the location of the proposed zone change. The previous owner (a business) used it as cold storage for their materials and equipment. Mr. Furey would like to continue the use as rental cold storage. Cold storage is only allowed in zone R3 under a special use permit. The zone change will accommodate structures and options that are harmonious with the surrounding area; the comprehensive plan will not be drastically disturbed if the zone change is allowed. The Planning Commission determined that the parcel in question may not likely be utilized for R1 purposes, and the best way to stimulate growth in the community would be to provide some additional flexibility with regard to this 17 acre parcel so that more uses may be allowed above and beyond those contemplated in an R1 zone.

Motion by Stromberg, seconded by Stotesbery to move forward with the rezone of 418 3rd Street SW, PID 76000270043000, Section-27 Township-136 Range-043 SW1/4 NW1/4 EX N 591' & EX E 66' OF S 304' OF N 895' & EX PLATTED & EX TRS 17.63 AC from R1 to R3. Motion passed unanimously.

The Commissioners discussed the proposed special use of cold storage rental. The use would be consistent with the historical past usage of the property. Proper access to the property and all necessary utilities are already in place. There doesn't appear to be any adverse effects that wouldn't be covered by the nuisance ordinance. At their next meeting the planning commissioners will consider resolutions to complete the rezone and special use permit.

Roger Schleske questioned the Commissioners about the repairs done on 25/27 NW 1st Avenue. Mr. Schleske covered the broken windows and covered it with metal. Administrator Solga responded that

from a Planning and Zone stance what Roger did was fine, but he is not sure about the building code. That is a question for the building official.

The Commissioners are in favor of looking at possibly establishing a Central Business District. They would like to have input from the downtown business owners. Administrator Solga will get samples from other cities for the Planning Commission to discuss at the next meeting.

Commissioner Holl left the meeting at 6:25 p.m.

Next Meeting will be July 10, 2017 at noon.

The meeting was adjourned at 6:50 p.m.



Danielle Heaton
Secretary to the Planning Commission