

MILACA PLANNING COMMISSION

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MILACA WAS DULY HELD ON THE 12th DAY OF AUGUST 2019, AT 255 1st ST. E. FOR THE PURPOSE OF PUBLIC HEARING AND REGULAR MEETINGS.

UPON ROLL CALL, THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harlicker X Joel Millam X Sherie BillingsX Arla Johnson X
Pam Novak X

EX-OFFICIO MEMBERS:

Marshall Lind, Building Official/ Zoning Administrator X

Cory Pedersen, City Council Liaison X

Others Present: Glen Johnson

Chairman Harlicker opened the public hearing for a conditional use request from Johnson Properties to have two more residential units in a B-1 Central Business Zoning District.

With no comments, Chairman Harlicker closed the public hearing for the conditional use.

The Regular Planning Commission was called to order and roll call was taken.

Motion was made by Commissioner Millam to approve the minutes of the July 8, 2019 planning commission meeting. Motion was second by Commissioner Novak.

Motion **passed** unanimously

Commissioner Harlicker stated the next thing on the agenda was the conditional use request from Johnson Properties for two more residential units within a B-1 zoning district.

Lind stated that the applicant is asking to have two residential occupancies located in the B-1 Central Business District. Ordinance 156.038 B-1, Central Business District:

(A) Purpose. The Central Business District is designed and intended as a specialized district to service the pedestrians in a compact area for the City. The B-1 District will provide for a high density shopping and business environment, especially stressing the pedestrian function and interaction of people and businesses.

(F) Uses requiring a conditional use permit.

(1) Residential units in conjunction with the principle structure

156.08 Number of Required On Site Parking Space:

Multiple Family Dwelling – 2 spaces per unit

Lind stated that there is no on-site parking available on this property and that residential units are permitted with a conditional use in conjunction with the principle structure. Having 36 sq. ft. of office space and adding 1,220 sq. ft. of residential, is turning the building into a principle structure being a

residential unit with a business as secondary. The drawing submitted did not show any restrooms or water for the business space, so this could not be considered a business per MN Building Code.

Commissioner Novak asked about the beauty shop property for parking, Mr. Johnson stated that he would be closing on the property in two weeks so he will have plenty of off-street parking for his residents.

Commissioner Harlicker stated that he has a problem with changing the building located in the Central Business Zone to all residential.

Mr. Pederson asked how long has the space been empty and has anyone besides a pizza place contacted him to go in there. Mr. Johnson stated that it has been empty since April and no business has been in contact with him.

Commissioner Harlicker asked about parking. Johnson stated that he is purchasing Shear Beauty to have enough parking. Commissioner Harlicker stated that does not follow the ordinance for on-site parking and asked if there have been any other cases where the City allows off-site parking. Lind stated that there has been a shared parking as for the Baptist Church and the Pryzmus property, but the parking has been adjoined to both properties.

Commissioner Millam asked why is sometimes residential a business and other times it isn't.

Mr. Pedersen asked if having mostly residential follows the City's Comprehensive Management Plan, Lind stated no.

Commissioner Novak asked if the office space was legal, if he was going to rent it out or is it going to be his office. Lind stated no according to his plan. Mr. Johnson stated that there are two bathrooms in the space now and one would be used for the office.

Commissioner Billings asked what he would have to do to have the majority of the building residential. Lind stated he would need to go for an ordinance change. There was discussion from the commissioners that would open it up to all the buildings in the downtown.

Mr. Johnson asked, isn't a conditional use permit just an application to allow that use, the commissioners explained that he still needs to meet City ordinance and requirements. Lind stated that is correct, the ordinance says residential units in conjunction with the principle structure, if it just said residential units are allowed, then I would recommend passing it.

Commissioner Harlicker stated that he would have a hard time voting to recommend this request when it doesn't follow the City's Comprehensive Plan and doesn't meet the City Zoning requirements.

Commissioner Billings made the motion to deny the conditional use request from Johnson Properties to have two more residential units located in the B-1 Zoning District because it is not comply with Milaca's Zoning and Comprehensive Plan and it does not meet zoning requirements.

Commissioner Johnson seconded the motion.

Motion **passed** unanimously

With no other business a motion to adjourn was made by Commissioner Johnson, second by Commissioner Millam.

Motion **passed** unanimously

Minutes respectfully submitted by,

Marshall Lind

Marshall Lind

Zoning Administrator

Full minutes can be heard on tape on file