

MILACA PLANNING COMMISSION

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MILACA WAS DULY HELD ON THE 13th DAY OF JANUARY 2020, AT 255 1st ST. E. FOR THE PURPOSE OF PUBLIC HEARING AND REGULAR MEETINGS.

UPON ROLL CALL, THE FOLLOWING MEMBERS WERE PRESENT:

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

EX-OFFICIO MEMBERS:

Marshall Lind, Building Official/ Zoning Administrator X

Cory Pedersen, City Council Liaison X

Others Present: Tim Hennager – Union Times, Eric and Rachel Sannerud, Sarah & Deric Nauman, Gloria Oien, Jay Lunn, Andria Mikla, Tom & Lisa Stoll, Jordan DeBoer, Justin Trigg, Nancy Fetzek, Don Sutton, Lee & Barb Grand, Carrie Fanum.

Chairperson Millam opened the public hearing for a rezoning request from Jay Lunn to have the property at 405 1st St. E. rezoned from R-2 One and Two Family Residential to B-2 General Business Zoning District.

Ms. Fanum stated she did not want to see more traffic, no need to change the existing zoning, it is residential and it should stay residential.

Ms. Fetzek stated it is a big change going from residential to business, her biggest complaint is increased traffic, and this brings traffic noise. Wants to live in a stable area, she is concerned about safety with bringing a business to a residential area, also concerned about property values.

Ms. Oien asked what the City Comprehensive plan states. Lind stated that in the Comp plan that area is zoned residential, but the Comp plan has not been updated since 2007. She then asked if there were any plans to update the Comp. plan, Lind stated not at this time.

Mr. Stoll he is concerned about large amounts of traffic, increase in semi's and truck traffic, he does not want to see the peacefulness of the area go away.

Mr. Lunn stated that this property has always been commercial and that there was other commercial business that were in the area, when they left, that is when this area became residential.

Ms. Fetzek asked if this could be changed into housing. Lind stated that is could but with the current zoning it allows one and two family residential, this is awful big building for it to be turned into single family residential.

Mr. Sannerud stated that he was the person at looking to put a brew pub in and this is will not be like a bar. He explained his business and how he wants to work with the community.

Mr. DeBoer stated that he is in favor of the brew pub and the zoning change, it will provide more businesses and job growth.

Mr. Pedersen asked how kind of investment is there to start up a brew pub. Mr. Sannerud stated that starting one up is around a million dollar investment.

Mr. Pedersen asked Lind if there are any other areas in town that have a B-2 mixed in or next to a residential area. Lind stated that from just South of Holiday gas station all the way to the North end, Central Ave is zoned B-2. There are many places where there are houses along Central Ave and then businesses. Lind stated NAPA, Novak's business, Billings Service, then along HWY 23 Mr. Nelson's home is next to the building Mr. Ringham built and is in the B-2 zoning district. Mr. Pedersen asked if there has been any problems with this. Lind stated that at the City we have not had any complaints about it.

Mr. DeBoer stated that he lives right next to NAPA and he has two small children and there has been no problems living next to a business.

There was more discussion on the effects of more traffic, increased pollution and with the kids having to cross 1st St. E to get to the bus stop.

Ms. Oien asked Mr. Sannerud what kind of effusions this will give off. Mr. Sannerud stated when they do brew, it smells like a bakery, this would only be like two times a week.

Ms. Oien asked if the building could be moved, she stated they moved the church. People states they don't believe this building would be able to be moved, it is built different then the church was.

There was more concerns brought up about traffic and smog again.

(Full comments can be heard on the tape of the meeting)

Commissioner Millam asked if there were any other questions, hearing none, he closed the public hearing.

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

Motion was made by Commissioner Billings to approve the minutes of the August 12, 2019 planning commission meeting. Motion was second by Commissioner Johnson.

Motion **passed** unanimously

Commissioner Millam stated the next thing on the agenda was the conditional use request from Jay Lunn to have the property at 405 1st St. E. be rezoned from R-2 to B-2 Zoning District.

Lind stated that the applicant is asking to have the property at 405 1st St. E rezoned from R-2 to B-2. But to do so, the property's at 325 1st St. E – Volunteers of America, 305 1st St. E. – Kaila Carroll, 110 4th Ave SE – Conrad Broschofsky and 120 4th Ave SE – Carol Brock would also have to be rezoned from R-2 to B-2. The reason they would have to be rezoned is, that the State of MN does not allow the rezoning of one property located in a different zoning district to be rezoned by itself, it would have to connect with an existing B-2 district. By rezoning the property itself, would be considered spot zoning.

Lind did state that the City has received two letter opposing the rezoning. One letter is from Gloria Oien, who is here tonight, and the other is from Ward Bergquist at 135 4th Ave SE.

Commissioner Millam asked what the staff's recommendation was. Lind stated the existing property was/is being used by Lunn construction for storage and was used for the construction business. If it wasn't an Existing Nonconforming Use and Structure, the zoning it most likely would fit into is the B-2 General Business District or the I-1 Light Industrial Zoning District ordinance.

If the property was rezoned to B-2, it would allow different types of business to use the property, but the businesses would also have to follow the B-2 zoning ordinance and the Off Street Parking Ordinance.

I would support the rezoning request from R-2 to B-2 if Planning Commission believes that a business district does not have any adverse effects on the property around it and if the other residential properties being effected do not have any concerns about the rezoning. At the time this was drafted, I have not heard any concerns from any of the homeowners.

Pederson asked if the City has heard from any of the 4 property's that would be rezoned. Lind stated that the City has not received any letters or calls and they are not at the meeting with concerns about the rezoning.

Commissioner Billings made the motion to approve the request from Jay and Rosemary Lunn to rezone the property at 405 1st St E from R-2 to B-2.

Commissioner Johnson seconded the motion.

Motion **passed** 2-1 with Commissioner Millam opposed.

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

Motion **passed** unanimously

Minutes respectfully submitted by,

Marshall Lind

Marshall Lind
Zoning Administrator

Full minutes can be heard on tape on file