



Planning and Zoning Commission

CITY OF WELLS, MINNESOTA

MINUTES

Regular Session of the Planning and Zoning Commission City of Wells, Minnesota

The Planning & Zoning Commission of the City of Wells, Minnesota convened in regular session on January 4, 2010 at 5:15 p.m. in the Wells City Hall Conference Chambers. Vice-President Nowak called the meeting to order with the following members and employees present: Commissioner Larry Majeski, Vice-President Steve Nowak and Commissioner Ashley Seedorf. Employees present: Community Development Director Austin Bless.

CONSENT ITEMS:

The minutes of the regularly scheduled Planning and Zoning Commission meeting held on November 2, 2009 were reviewed. Commissioner Seedorf motioned to approve the minutes as presented. Commissioner Majeski seconded. Vice-President Nowak called for a vote with Majeski, Nowak, and Seedorf voting yea. Motion carried.

The Financial Report was reviewed. Commissioner Seedorf motioned to approve the Financial Report as presented. Commissioner Majeski seconded. Vice-President Nowak called for a vote with Majeski, Nowak, and Seedorf voting yea. Motion carried.

OLD BUSINESS:

Director Bless discussed the previous violation letters that were sent out. He informed the Commissioners that the previous letters have brought about positive changes and the issues were taken care of. Discussion held.

NEW BUSINESS:

The Commission temporarily skipped over the Conditional Use Process Application for Dulas Excavating.

Director Bless informed the Commission that he had a conversation with Mr. Jim Pietan that morning and Mr. Pietan asked to have his Preliminary Plat Application removed from the agenda.

Commissioner Nowak brought the issue of new violation letters that were sent out to the table. Director Bless informed the Commission that he spoke with Leonard Murphy about the violation letter. Mr. Murphy said the car is snowed in and cannot easily be moved right now. He asked for permission to leave it there until spring when it could be moved easier. The Commissioners agreed that would be fine and that policy will also be used for the other violation letters sent out on the same issue. Director Bless will continue to follow up on these violations and work towards compliance.

Commissioner Nowak brought the Conditional Use Permit Application from Dulas Excavating to the table. Ms. Marilyn Dulas, the landowner, was present. The Commissioners asked her about increased traffic. She said the traffic would be mainly on MN-109 and would not unreasonably increase congestion on public streets. It was also noted the noise level would not be louder than normal. Ms. Dulas stated that the project would be about a week in length.

Commissioner Majeski motioned to approve the conditional use permit application from March 2010 thru October 2010 to allow Dulas Excavating to set up a temporary concrete plant to be used for a paving project. Commissioner Seedorf seconded. Vice-President Nowak called for a vote with Majeski, Nowak, and Seedorf voting yea. Motion carried.

PUBLIC COMMENT:

Vice-President Nowak opened the meeting to public comment.

Mr. Mike Weber was present and asked about the Preliminary Plat Application by Mr. Jim Pietan. Vice-President Nowak informed him no action was taken on that topic as it was removed from the agenda.

Mr. Mike Weber asked about the Conditional Use Permit for Dulas Excavating noting the motion was to approve the CUP from March 2010 to October 2010 when Ms. Dulas stated the project would last about a week. Director Bleess stated the application, when it was submitted, listed the time frame of March through October for possible project dates. Vice-President Nowak stated with weather concerns the larger time frame may be necessary as well.

Vice-President Nowak closed the meeting to public comment.

Motion by Commissioner Majeski, seconded by Commissioner Seedorf, to adjourn the meeting. Vice-President Nowak called for a vote with Majeski, Nowak, and Seedorf voting yea. Motion carried.

Respectfully submitted;

Austin Bleess
Community Development Director