



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 March 1, 2010 at 5:00 p.m. in the Wells City Hall Conference Chambers. President Carol Aske called the meeting to order with the following members present: Commissioner Crystal Dulas, Commissioner Larry Majeski and Commissioner Ashley Seedorf. Employees present: Community Development Director Austin Bleess.

CONSENT ITEMS:

The minutes of the regularly scheduled Planning and Zoning Commission meeting held on February 1, 2010 were reviewed. Commissioner Dulas motioned to approve the minutes as presented with a second from Commissioner Majeski. President Aske called for a vote with Aske, Dulas, Majeski, and Seedorf voting yea. **Motion carried.**

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

The Commission moved to item 6a, the Jim Pietan Subdivision Request.

Mr. Jim Pietan was present and discussed his subdivision request. He said he cannot sell the land as one unit and so he would like to subdivide the property. He provided handouts of various emails and letters relating to the project. Discussion held.

President Aske asked him why he did not want a street on the plat map. Mr. Pietan informed the commission that it was financial concerns. Director Bleess informed everyone that a street would not be required to be put in, but having a street on the map ensures the city could put a street there if future needs arose.

President Aske said the goal of the Planning and Zoning Commission is orderly development, and to meet that goal a street needs to be on the plat.

Commissioner Seedorf asked if the easement is put on there would the city take care of the mowing and snow removal there of that land. Director Bleess will discuss that with the Street Supervisor and have that information for council.

Commissioner Majeski motioned to recommend for approval the preliminary plat application to the city council with the following conditions:

1. A street, including curb and gutter, is added to the plat that matches the existing width and standards of 10th Ave SW.
2. A 6 foot wide utility easement to be added along the north and south lot lines of lot 1 and lot 2, along with the west lot line of lot 1 and along the east lot line of lot 2 as required by City Ordinance 151.24 (D) (1).

Commissioner Dulas seconded the motion. President Aske called for a vote with Aske, Dulas and Majeski voting yea. Commissioner Seedorf abstained. **Motion carried.**

OLD BUSINESS:

President Aske brought up the review of the ordinances. Chapter 150 was reviewed. No changes were proposed. Discussion held.

President Aske brought up the issue of the Frank Brothers Buildings. Director Bless informed them this would be on the March 8, 2010 City Council Agenda. Discussion held.

NEW BUSINESS:

President Aske brought up the issue of Violation Letters. The letters were reviewed. Discussion held.

The issue of the April Planning and Zoning Meeting was brought up. The consensus was to not have an April meeting unless necessary. Director Bless will keep the Commissioners abreast of the necessity of an April meeting.

PUBLIC COMMENT:

President Aske opened the meeting to public comment.

No one from the public wished to comment.

President Aske closed the meeting to public comment.

Motion by Commissioner Seedorf, seconded by Commissioner Majeski, to adjourn the meeting. President Aske called for a vote with Aske, Dulas, Majeski, and Seedorf voting yea. **Motion carried.**

Respectfully submitted;

Austin Bless
Community Development Director