



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 April 1, 2010 at 5:00 p.m. in the City Council Chambers at the Wells Community Center. President Carol Aske called the meeting to order with the following members present: Commissioner Larry Majeski and Commissioner Steve Nowak. Employees present: Community Development Director Austin Bleess and City Administrator Jeremy Germann. Also present was Mayor Shannon Savick and Councilmember Mike Weber.

President Aske brought the Subdivision request from Jim Pietan to the table. Director Bleess reviewed the information that was in the packet.

Commissioner/City Council Member Ashley Seedorf and Commissioner Crystal Dulas entered the meeting.

Discussion held on the subdivision request. Commissioner Nowak motioned to required utility easements be added to the plat map as required by City Ordinance with no further action to be taken on the application until the changes are made. Commissioner Majeski seconded the motion. President Aske called for a vote with Aske, Dulas, Majeski, Nowak, and Seedorf voting yea. **Motion carried.**

Discussion was held on the agreement that was submitted with the plat map. It was discussed whether or not this would set precedence for other subdivisions in the city. Discussion held. Commissioner Nowak motioned to require condition number 3 in the agreement to be removed with no further action to be taken on the application until the changes are made. Commissioner Dulas seconded the motion. President Aske called for a vote with Aske, Dulas, Majeski, Nowak, and Seedorf voting yea. **Motion carried.**

Mr. Pietan asked what the city would like to do next. Director Bleess informed him that the agreement was no longer necessary, because the utility easements have been required and condition 3 was removed. Director Bleess explained further that submitting the plat map with the utility easements shown and without an agreement would satisfy the requirements that the Planning and Zoning Commission set forth. Mr. Pietan said he would do that and asked for a special meeting to be held. The Planning and Zoning Commission agreed to have a special meeting for the topic.

Commissioner Nowak moved a recess to the call of the chair. Commissioner Majeski seconded. President Aske called for a vote with Aske, Dulas, Majeski, Nowak, and Seedorf voting yea. **Motion carried. The commission was in recess.**

The commission reconvened.

CONSENT ITEMS:

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

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

NEW BUSINESS:

President Aske brought the issue of the Frank Brothers buildings to the table. Director Bleess informed the commission of the latest City Council action and said he would submit the issue to them again in late June or early July. Discussion held.

President Aske brought the topic of an article on the need for building permits to the table. Discussion held. Commissioner Majeski motioned to approve the article with removing the references to furnaces and water heaters. Commissioner Dulas seconded. President Aske called for a vote with Aske, Dulas, Majeski, Nowak, and Seedorf voting yea. **Motion carried.**

President Aske reminded the commissioners they will be reviewing the Planning and Zoning ordinances at the May meeting.

Director Bleess presented updated Conditional Use Permit and Variance Applications to the board for their review and approval. Discussion held. Commissioner Dulas motioned to approve the new forms. Commissioner Nowak seconded. President Aske called for a vote with Aske, Dulas, Majeski, Nowak, and Seedorf voting yea. **Motion carried.**

President Aske asked the commissioners when they would be available for a special meeting to discuss the Jim Pietan subdivision request. Commissioner Dulas motioned to have a special meeting on Thursday, April 8th at 5 p.m. in the Conference Room at City Hall. Commissioner Nowak seconded. President Aske called for a vote with Aske, Dulas, Majeski, Nowak, and Seedorf voting yea. **Motion carried.**

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

Respectfully submitted;

Austin Bleess
Community Development Director