



PLANNING & ZONING COMMISSION

CITY OF WELLS, MINNESOTA

MINUTES

Regular Session of Planning & Zoning Commission City of Wells

The Planning & Zoning Commission of Wells, Minnesota convened in regular session on July 7, 2011 at 5:00 p.m. in the Wells City Hall, Conference Room. President Carol Aske called the meeting to order with the following members present: Vice-Chairman Steve Nowak, Secretary Crystal Dulas, Zoning Administrator Larry Majeski and Commissioner Ashley Seedorf. Also present was City Administrator Jeremy Germann and I & S Group consultant Brad Potter.

AGENDA:

The agenda for the July 7, 2011 regularly scheduled meeting was reviewed with Commissioner Majeski making a motion to approve as presented. Commissioner Dulas seconded the motion. President Aske called for a vote with Dulas, Majeski, Nowak and Seedorf voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the May 2, 2011 regularly scheduled meeting were reviewed with Commissioner Nowak making a motion to approve with one correction. The minutes should read: President Carol Aske called the meeting to order with the following members present: Vice-Chairman Steve Nowak, Secretary Crystal Dulas, Zoning Administrator Larry Majeski and Commissioner Ashley Seedorf. Commissioner Dulas seconded the motion. President Aske called for a vote with Dulas, Majeski, Nowak and Seedorf voting yea. Motion carried.

GUESTS:

Paul Thomsen and Krista Pederson requested the Planning & Zoning Board consider granting a variance to the Ervin W. Pietan Revocable Trust to create an irregular lot so they could apply for a USDA loan to purchase property at 484 Tenth Avenue SW. Discussion held. The general consensus of the board was to have Administrator Germann contact the City Attorney to see if this could be accomplished without subdividing the lot.

PUBLIC HEARING:

President Aske opened the public hearing concerning a Conditional Use Permit in the I-1, general industrial district zone for a facility that would accept appliances and electronics to be recycled off site, acceptance of demolition materials and other related refuse services to be located at 355 Third Street Southeast. I & S Group consultant Brad Potter discussed the findings of his review of the application. Members of the public discussed their concerns. President Aske closed the public hearing. Commissioner Dulas made a motion to approve the I & S staff report and recommend it to the Wells City Council as

presented with the exception of Recommendation No. 4, which should be amended to state: Licensed vehicles may be located within the Third Street right-of-way for no more than 50 percent of the property frontage along Third Street (an estimated 135 feet). Commissioner Majeski seconded the motion. Discussion held. President Aske called for a vote with Dulas, Majeski, Nowak and Seedorf voting yea. Motion carried.

OLD BUSINESS:

President Aske brought the topics of Interim Ordinance: Manufactured Homes; Nuisance Ordinance Revision: Regulation of Grasses; Ordinance Revision: Solid Fuel-Fired Heating Devices; Bylaws Revision; to the table. Discussion held. With no action to take, the board moved to the next item on the agenda.

NEW BUSINESS:

Commissioner Nowak asked to discuss some zoning violations that were brought to his attention. Discussion held by the board on where it was on enforcement of those issues. With no action to take, the board moved to the next item on the agenda.

President Aske brought the topic of 147 South Broadway (§92.17) to the table. Discussion held. It was the general consensus of the board to move ahead with a second notice of violation to the property owner. With no action to take, the board moved to the next item on the agenda.

President Aske brought the topic of Cottage Industry Permit to the table. Discussion held. It was the general consensus of the board to notify the property owner at the corner of Ninth Street and Fourth Avenue they will need to apply for a cottage industry permit. With no action to take, the board moved to the next item on the agenda.

President Aske brought the topic of Community Development Director to the table. Discussion held. With no action to take, the board moved to the next item on the agenda.

President Aske brought the topic of United Board Meeting to the table. Discussion held about the meeting scheduled for July 20, 2011. With no action to take, the board moved to the next item on the agenda.

ADJOURNMENT:

The next regularly scheduled Planning & Zoning Commission meeting was set for Monday, August 1, 2011 at 5:00 p.m. in the Wells City Hall, Conference Room. Motion made by Commissioner Majeski to adjourn the meeting with a second from Commissioner Seedorf. Motion carried. Meeting adjourned.

Secretary Crystal Dulas

Administrator Jeremy R. Germann