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# PLANNING & ZONING COMMISSION

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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 March 04, 2013 at 5:00 p.m. in the Wells Community Center, Council Chambers. President Larry Majeski called the meeting to order with the following members present: Secretary Carol Aske, Vice-President Lenny Hulburt, Commissioner Steve Nowak and Commissioner Ashley Seedorf. Also present was City Engineer Travis Winter, City Planning Consultant Brad Potter, and USC School Superintendent Jerry Jenson.

#### **AGENDA:**

The agenda for the March 04, 2013 regularly scheduled meeting was reviewed with Commissioner Nowak making a motion to approve the agenda as presented. Commissioner Hulburt seconded the motion. President Majeski called for a vote with Aske, Hulburt, Nowak, and Seedorf voting yea. Motion carried.

#### **PUBLIC HEARING:**

The United South Central School Conditional Use Permit Public Hearing was conducted by City Planning Consultant Brad Potter. Public comment was received from Steve Huper. Commissioner Aske made a motion to recommend to Council the following: It is recommended to approve the rezoning from A, Agriculture District to R-1 District based upon the following findings:

1. The expansion of the R-1 District in this area is suitable expansion since the R-1 district is to the north of the property.
2. The R-1 district is an appreciate land use designation for the proposed school use.

It is recommended approving the preliminary plat with the following condition.

1. The School District and City shall enter into a Development Agreement or other formal agreement that discusses issues as it pertains to the extension and subsequent. The agreement will address items including but not limited to: timing of the street improvements, street design, sidewalk placement and additional street improvements at the intersection which will involving right turn lanes and bypass lanes.

It is recommended to approve the final plat.

It is recommended approving the conditional use permit based upon the following findings:

1. The proposed use is an allowable conditional use in the R-1 district.
2. The proposed use in a R-1 district will not be detrimental to the health, safety, and general welfare of the community.

The conditions of the conditional use permit will be the following

1. A final grading plan shall be submitted to the City for approval.
2. An exterior lighting plan shall be submitted for any exterior light fixtures that are proposed along with any future athletic field lighting.

3. The City shall approve the haul route for used for the construction of school, athletic fields and subsequent street project.

4. A new irrigation or drinking well may not be drilled on site for the property. Commissioner Nowak seconded the motion. President Majeski called for a vote with Aske, Hulburt, Nowak, and Seedorf voting yea. Motion carried.

**CONSENT ITEMS:**

The minutes of the February 04, 2013 regularly scheduled meeting were reviewed with Commissioner Nowak making a motion to approve as written. Commissioner Hulburt seconded the motion. President Majeski called for a vote with Aske, Hulburt, Nowak, and Seedorf voting yea. Motion carried.

**GENERAL BUSINESS:**

President Majeski brought the topic of Compliance Letters Spreadsheet to the table. Discussion held. Deputy City Clerk Redman was directed to have a sample letter with additional information in packet for the next meeting.

**OLD BUSINESS:**

President Majeski brought the topic of sidewalks to the table. With no new information to act on, the commission moved on to the next item on the agenda.

President Majeski brought the topic of the Zoning Ordinance #239 to the table. It was the consensus of the commission to read pages 11 thru 23 and bring any suggested changes to the next meeting.

**ADJOURNMENT:**

The next regularly scheduled Planning & Zoning Commission meeting was set for Monday, April 01, 2013 at 5:00 p.m. in the Wells City Hall, Conference Room. Motion made by Commissioner Nowak to adjourn the meeting with a second from Commissioner Aske. Motion carried. Meeting adjourned.

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Secretary Carol Aske

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Deputy City Clerk Debra Redman