

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, DECEMBER 14, 2016**

MINUTES

1. The Willmar Planning Commission met on Wednesday, December 14, 2016, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

** Members Present: Randy Czarnetzki, Gary Geiger, Aaron Larson, Margaret Fleck, Steve Gardner, Bob Poe, and Rolf Standfuss.

** Members Absent: Rebecca Trongaard

** Others Present: Mike and Liz Marcus, Curt and Linda Jans, Megan DeSchepper-Planner.

2. MINUTES: The October 26, 2016 minutes were approved as submitted.

3. MARCUS LASH SALON HOME OCCUPATION CONDITIONAL USE PERMIT-FILE NO. 16-04: The public hearing opened at 7:01 p.m. Elizabeth Marcus presented a request for a conditional use permit for a home occupation lash salon out of her home on property legally described as follows: Lot 2, Block 4, Lakewood Third Addition (311 Country Club Dr. NE). Ms. Marcus explained that there is ample parking in the driveway and she does have room in the salon space for one other Aestheticians. She is a licensed Aesthetician and next summer lash salons will be regulated and require a license from the state. She has about 50 loyal customers and works a total of 18 hours a week, one client at a time for one to two hours at a time. Some limited hours of operation in evening or Saturday mornings only.

Curt and Linda Jans abutting property owners expressed concern about business expansion at the location increasing traffic and deliveries. They also inquired about retail sales.

Ms. Marcus stated she would only have room for one employee and would never want the business out of her home to be bigger than that. She has made some scarves for sale to clients, but can discontinue that. She will communicate better in the future to ensure that clients park in the driveway and not on the street whenever possible.

With no further comments from the public, the hearing closed at 7:12 p.m.

Staff comments were reviewed and discussed (see Attachment A).

The Commission discussed traffic and number of clients with the limited business hours and length of time for lash installation/maintenance. The driveway is ample and long for client parking. They inquired about deliveries to the home.

Ms. Marcus said the product is quite small with limited shipments, she stated her personal shopping deliveries would outnumber work related ones.

Mr. Gardner made a motion, seconded by Poe, to approve the conditional use permit with the following conditions:

- A. That the use meet all applicable local, state, and federal rules and regulations at all times.
- B. No more than one additional employee besides the owner shall operate out of the home occupation.

The Planning Commission reviewed and made affirmative findings of fact as per Zoning Ordinance Section 9.E.3.a.1-7.

The motion carried.

- 4. MISCELLANY: Staff thanked the Commissioners for their service over the year and especially to those members whose terms are up. Their time and dedication to the community is appreciated.

The Commission discussed and reviewed a partial draft of the accessory dwelling units ordinance staff has begun work on. Input was given regarding setbacks, sq. ft., existing ADU's etc. Staff took notes and will have a draft prepared for review at an upcoming meeting.

- 5. There being no further business to come before the Commission the meeting adjourned at 7:59 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager

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STAFF COMMENTS

1. MARCUS LASH SALON HOME OCCUPATION CONDITIONAL USE PERMIT-FILE NO. 16-04:

- The applicant is Elizabeth Marcus, Willmar, MN.
- The applicant wishes to operate a one chair lash salon home occupation on property legally described as follows: Lot 2, Block 4, Lakewood Third Addition (311 Country Club Dr. NE).
- The property is zoned R-1 (One Family Residential).
- The applicant will be the sole employee, off street parking is available in the driveway, will take place within the home, and no exterior storage will occur of business related items.
- Sign permits are ancillary from the CUP and is limited to 2 sq. ft. in size and requires a sign permit.
- Hours of operation?
- Deliveries?

RECOMMENDATION: Approve the conditional use permit with the following condition:
A. That all applicable local, state, and federal rules and regulations shall be met on site at all times.