

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, MAY 18, 2022**

MINUTES

1. The Willmar Planning Commission met on Wednesday, May 18, 2022, at 6:30 p.m. at the Willmar City Offices Conference Room #1.

****Members Present:** Jonathan Marchand, Jeff Kimpling, Steven Dresler, Stephanie Carlson, and Stacy Holwerda

****Others Present:** Justice Walker - Planning and Development Director, Kayode Adiatu – City Planner, Ben O’Malley – Willmar, Samuel Herzog – Alexandria, Jennifer Kotila – WC Tribune, Josh Johnson – Willmar, Jared Voge – Bolton & Menk, Aaron Backman – EDC, Douglas Fenstra – Willmar, Tim Ostby – Spicer, Dan Temple – Willmar, and Jon Dahl – Willmar.

2. MINUTES: Minutes from the April 20, 2022 meeting were reviewed and approved as presented.
3. CHANGES OR ADDITIONS TO THE AGENDA: There were no changes to the Agenda.
4. APPROVING THE CAPITAL IMPROVEMENT PLAN: The Planning Commission approved the CIP, and made recommendation to the Charter Commission to review and remove the oversight of the CIP from the Planning Commission. They further recommended to the Charter Commission to reduce number of Planning Commission members to seven so four present members form a quorum. All voted yes, and the motion passed.
5. COLUMBARIUM TEXT AMENDMENT: Chairman Marchand opened the public hearing at 6:37 p.m. to hear reasons for and against the Columbarium Text Amendment. Mr. Ostby, on behalf of the Vinje Lutheran Church implored the Planning Commission to review the 50 ft. setback requirement. Commissioner Kimpling recommended eliminating the setback requirement of 50 ft., and suggested a setback of 30 ft. from the property line. Commissioner Frank asked if there is an Ordinance addressing cemeteries and if it should be included in the Columbarium Ordinance since Columbaria are in cemeteries too. Director Walker responded that it is a non-cemetery Columbarium Ordinance.

Commissioner Carlson motioned to approve the Columbarium Text Amendment with the additions/corrections made. Commissioner Dresler seconded the motion, all voted yes, and the motion carried.

6. BREW PUB TEXT AMENDMENT: Planner Adiatu presented the Brewpub Text Amendment to the Commission and Chairman Marchand opened the hearing to the public for comments for and against the amendment.

There being no one to speak, the hearing closed.

The Planning Commission examined the rationale for each planning tool in each district.

Commissioner Kimpling motioned to accept and approve the Text Amendment as presented, seconded by Commissioner Carlson. All moved in favor of the Brewpub Text Amendment and the motion carried.

7. ROCKSTEP PLAZA SECOND ADDITION: Planner Adiatu presented the final plat of the Rockstep Plaza Second Addition to the Commission and informed that the final plat is different from the preliminary plat that was previously approved. He further explained the changes in the plat where the applicant is proposing a 1.49-acre lot (lot 6) south of lot 1 of the Rockstep Plaza Second Addition. Mr. O'Malley addressed the Planning Commission and explained the reason for the changes in the final plat. Commissioner Kimpling asked if the Verizon building is in or out of the plat, Mr. O'Malley responded that the Verizon building is not included in the plat. Commissioner Frank confirmed from the applicant that lot 1 and lot 6 will not have access to and from 5th Street.

Commissioner Frank motioned to approve the Rockstep Plaza Second Addition, and was seconded by Commissioner Holwerda. All moved in favor and the motion carries.

8. I-1 & I-2 TEXT AMENDMENT: Chairman Marchand opened the hearing for the public at 7:24 p.m., to hear reasons for and against the I-1 and I-2 Text Amendment. Director Walker re-iterated the goal of reviewing the uses in the above districts, one being to be more specific on what uses are allowed in the each district. He further mentioned the additions & further clarifications of gun ranges, printing services, and essential services as uses in the districts.

There being no one to speak from the public, the hearing was closed at 7:28 p.m.

Commissioner Kimpling motioned to approve the I-1 and I-2 Text Amendment, and was seconded by Commissioner Frank with the condition that it comes back to the Planning Commission for a final review. All moved in favor and the motion carries.

9. MISCELLANY: Director Walker informed the Commission about a potential tiny homes development that will be presented as soon as staff is done with the drafting of the PUD requirements.

He then introduced a potential development proposed by Mr. Temple. Mr. Temple introduced the project to the Commission and explained issues surrounding the property: one being that they were not aware of the existing utility easement when they bought the property. Mr. Temple implored the Commission to consider granting a variance to allow for zero setbacks for the proposed development abutting the railyard.

Director Walker also updated the Commission about staff's ongoing communication with the initiator of the Electric Vehicle Charging stations being proposed.

10. LAKELAND DR. PROJECT – PRELIMINARY: Mr. Herzog introduced the proposed multi-family housing on Lakeland Drive, and requested that the Commission take their time to review the proposal particularly to determine whether the property will be considered for a rezone from AG to a Residential district. He further informed the Commission about other housing projects they have done in other cities and how the proposed development will bring about a positive impact to the City of Willmar. He also explained other potential infrastructures that could accompany the project such as the underground parking, EV charging stations, solar panels and a playground.

The Planning Commission asked Mr. Herzog a wide range of questions such as the retention pond, parking, easements, zoning, etc. Mr. Herzog responded to all questions and sought feedback on the proposed development.

Commissioner Dresler asked if the applicant is asking for a financial assistance from the City. Mr. Herzog responded that he has not finalized all the necessary paperwork yet but there is a possibility they could apply for TIF for the proposed project. He further explained that there are plans to set up a meeting with the Council to discuss TIF options.

There being no further discussion, the meeting was adjourned at 8:46 p.m.

Best Regards

A handwritten signature in black ink, appearing to read "Kayode Adiatu", with a stylized flourish at the end.

Kayode Adiatu