

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JUNE 1, 2022**

MINUTES

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

****Members Present:** Jonathan Marchand, Steven Dresler, Jasmine Miller, Stacy Holwerda, and Cletus Frank.

****Others Present:** Justice Walker - Planning and Development Director, Kayode Adiatu – City Planner, Jennifer Kotila – WC Tribune, Kenny Coleman – Benson, Lance Dockter – Willmar, Leticia Barajas – Willmar, Dan Tempel – Willmar, and Jeff Danielson – Hartford, SD.

2. MINUTES: Minutes from the May 18, 2022 meeting was reviewed and approved as presented.
3. CHANGES OR ADDITIONS TO THE AGENDA: There were no changes to the Agenda.
4. DANIEL TEMPEL PLAN REVIEW: Planner Adiatu presented the Daniel Tempel Plan Review Application that involved a property located at 223 Benson Avenue SE. He stated that the applicant is looking to demolish the existing building to erect a new maintenance facility and repair shop. Director Walker stated that the existing easement running through the property makes it unique and further stated that the Planning Commission should consider approving the application contingent upon the applicant obtaining a variance from the Board of Zoning Appeals. Commissioner Frank asked if the existing building will remain in its location, Mr. Tempel responded that the building would remain in its current location.

Commissioner Frank motioned to approve the Daniel Tempel Plan Review contingent upon obtaining a Variance from the Board of Zoning Appeals. Commissioner Miller seconded the motion. Chairman Marchand read the findings of facts and all voted in favor of the application and the motion carried.

5. LUND BOATS PLAN REVIEW - PRELIMINARY: Director Walker presented the project and informed the Commission that the property located at 350 45th St NW was annexed into the City about 2 years ago. Brian Hines presented the project to the Commission and explained their operational plans, staffing, parking spaces and parking needs, transportation issues etc., to the commission. He further informed the commission that there is no plan to change the structure of the building but to add some lighting and other necessary accessories to the building as well as remodeling the bathrooms. Commissioner Dresler asked when the facility would have access to City water and sewer. Director Walker responded that there are plans in place to make City available on site in fall of 2022.

There being no further questions on the preliminary review, the discussion was closed.

6. LA TIENEIEATAGUERO LLC PLAN REVIEW - PRELIMINARY: Planner Adiatu presented the Plan Review application for a Mexican grocery store located at 610 Litchfield Ave SE, in the General Business District. Planner Adiatu informed the Planning Commission that a review request has been sent to MNDOT because the property abuts US HWY 12. He further explained the setback issues associated with the property but that staff's final recommendation will be dependent on the comments from MNDOT. Commissioner Dresler asked if it is an existing building, Planner Adiatu responded that it is an existing building that was previously used as an auto repair shop.

Ms. Leticia informed the Planning Commission that it is going to be a Mexican grocery store where repackaged foodstuffs would be sold and money transfer services will be available. She further explained that there are no plans to make significant changes to the building and that they have been using the services of licensed technicians for the plumbing and remodeling plans.

Chairman Marchand asked how many parking spaces are available. Ms. Leticia responded that there are about 14 parking spaces. Commissioner Frank asked what type of goods they plan to sell from the store. Ms. Leticia responded that they plan to sell items such as beans and rice, and she iterated that they have no plans of selling meat from the store. Planning Commission deliberated on the setback issues on the property and asked staff to circle back with comments from MNDOT.

There being no further question on the preliminary review, the discussion closed.

7. CNH INDUSTRIAL PLAN REVIEW - PRELIMINARY: Director Walker presented the project involving a building that was newly bought and currently being remodeled. The applicant is proposing to start a warehouse facility with minimal assembly in the future. The facility is in the Limited Industry district (I-1). They are also looking to recruit about 24 employees. Director Walker informed the Commission that all uses in the industrial district requires a plan review.

There being no further question, the discussion was closed.

8. MISCELLANY: Director Walker informed the Commission on the ongoing discussion with the handlers of Rockstep Plaza to rezone the property from Shopping Center district to General Business district. The rezone to General Business will allow for more options on the use of the property to an optimal occupancy level.

Director Walker updated the Commission on the Aida Batista House Move that the Planning Commission approved last year and that the location of the house on the property is about 150 ft. away from the initial plan; a significant deviation from what the Commission approved. He further stated that since the timeline the Commission gave the applicant has elapsed; the applicant is required to represent his plans to the Commission for review.

Director Walker asked the Commission if they would be interested in adjusting the summer meeting schedule to once a month. The Commission unanimously expressed their flexibility for a summer schedule.

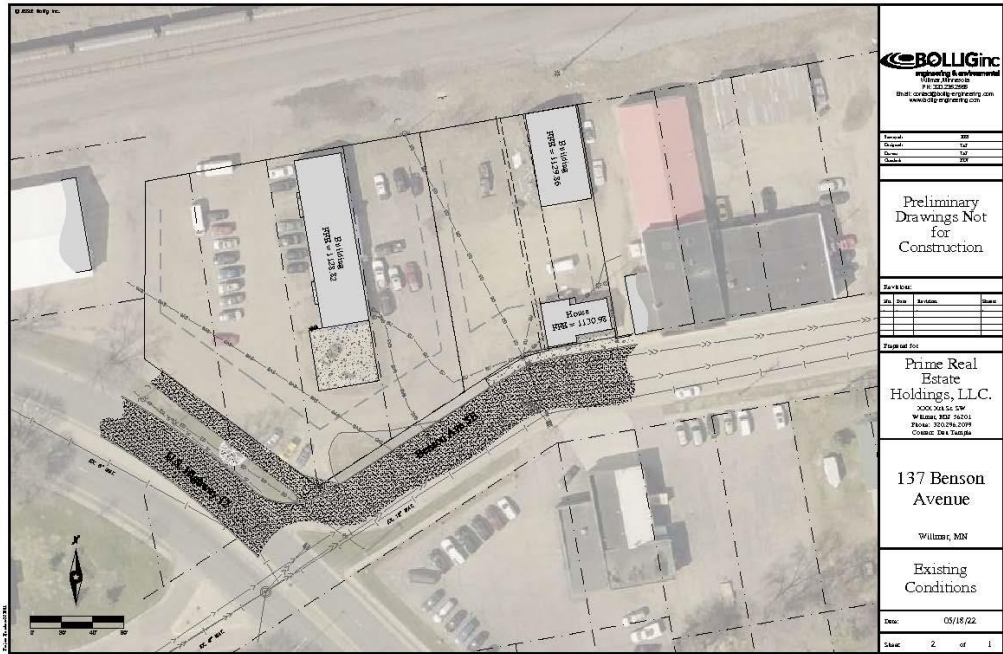
There being no further discussion, the meeting was adjourned at 8:30 p.m.

Best Regards

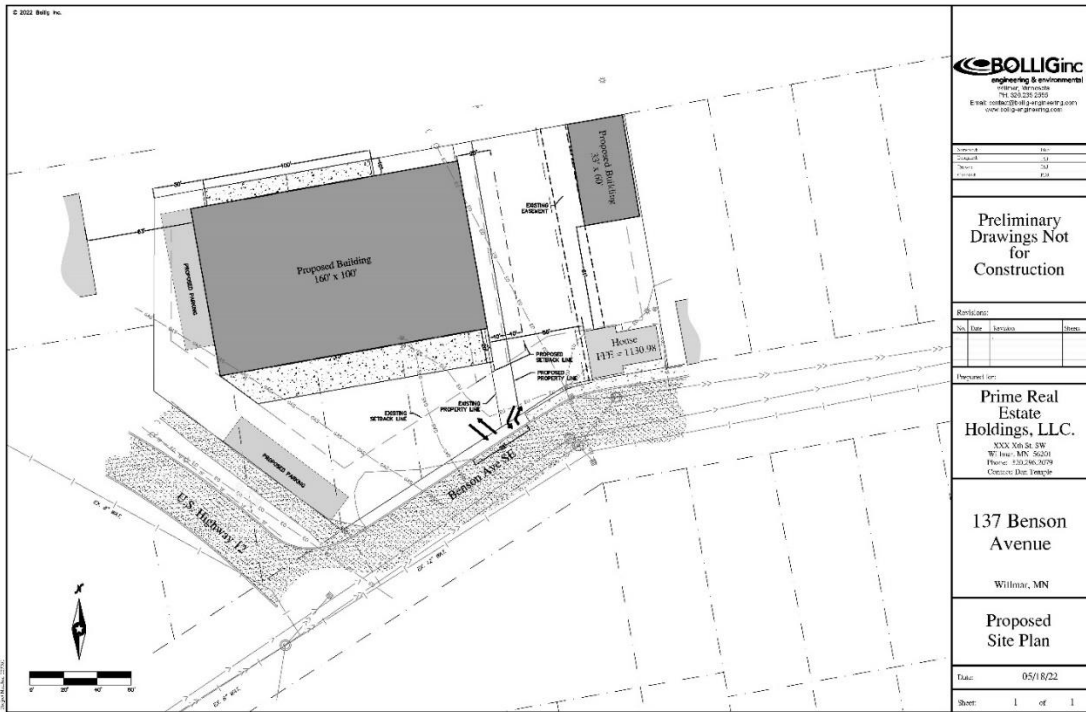
A handwritten signature in black ink, appearing to read "Kayode Adiatu", with a period at the end. The signature is written in a cursive style.

Kayode Adiatu

Daniel Tempel Existing Site



Proposed Site Plan



Chuck Crone



La Tieneicataguero Proposed Grocery Store Site



