

**WILLMAR PLANNING COMMISSION  
CITY OF WILLMAR, MN  
WEDNESDAY, June 15, 2022**

**MINUTES**

1. The Willmar Planning Commission met on Wednesday, June 15, 2022, at 6:30 p.m. at the Willmar City Offices Conference Room #1.

**\*\*Members Present:** Jeff Kimpling, Steven Dresler, Jasmine Miller, Stacy Holwerda, and Cletus Frank.

**\*\*Others Present:** Kayode Adiatu – City Planner, Jennifer Kotila – WC Tribune, Lance Dockter – Willmar, Devon Buller – Benson, Jeff Danielson – Hartford SD, Tim Bloom – Eden Prairie MN, Josh Bloom – Eden Prairie MN, and Kenny Colyma – Benson.

2. MINUTES: The Planning Commission reviewed and approved the Minutes from the June 1, 2022, as presented.
3. CHANGES OR ADDITIONS TO THE AGENDA: Item number 6 (Stephen Peppin Plan Review) was removed from the Agenda.
4. LUND BOATS PLAN REVIEW FILE NO 22-04: Planner Adiatu presented a Plan Review application of a property located at 350 45<sup>th</sup> St NW. The applicant's request is to use the building as a manufacturing facility for boat parts. Planner Adiatu explained issues regarding the insufficient paperwork submitted by the applicant. He also informed the Planning Commission to table the matter for another hearing and consider approving the Plan Review application when the applicant is able to meet all Plan Review requirements. Mr. Danielson stated that the City's request for a survey or detailed site plan is a waste of time and money and that the drawing he submitted is an accurate representation of the property. The Planning Commission asked several questions and sought clarification from the applicant on issues such as easements, boundaries, parking, and remodeling plans.

Commissioner Frank moved to approve the application with the following conditions:

- i. That the issue of surveyor/site plan be resolved to the satisfaction of the City
- ii. A written agreement in a recordable form be provided for joint parking lot use
- iii. Applicant agree that property will be attached to sewer and water when it becomes available, and
- iv. That the use of the property meets all local, state and federal regulations at all times.

Commissioner Dresler seconded the motion. Without further discussion, all moved in favor and the motion carried.

5. CNHI PLAN REVIEW – FILE NO 22-02: Planner Adiatu presented the CNHI Plan Review application of a property located at 2500 Airport Dr. SW. The applicant's request is to start a warehousing facility with minimal assembly in the future. He also stated that manufacturing facilities are permitted uses with a Plan Review in the I-1 district.

Commissioner Kimpling asked the applicant when they plan to move in. Mr. Buller responded that they are in the process of moving in and that they have obtained a temporary access permit for the building.

Commissioner Dresler moved to approve the application with the condition that all engineering comments would be met. Commissioner Holwerda seconded the motion.

All moved in favor and with no further discussion, the motion carried.

6. RE-AIDA BATISTA HOUSE MOVE FILE NO 21-18: Planner Adiatu presented Aida Batista house move project that was approved in October of 2021, and informed the Planning Commission that the applicant has since deviated from the original plan. He further explained that there are no setback or easement issues on the property and that the current positioning of the house aligns with other houses in the area. Planner Adiatu recommended the approval of the house move contingent upon the applicant resubmitting a plan consistent with the current project, and that the project must be completed by November 1, 2022. Commissioner Frank moved to approve the application, and Commissioner Miller seconded the motion.

All moved in favor, and with no further discussion, the motion carried.

7. JOSH BLOOM PLAN REVIEW - PRELIMINARY: Planner Adiatu presented a Plan Review to open a soft goods retail store located at 1901 1<sup>st</sup> St. S. He informed the Commission that there is a variance issued on the property that triggers a Planning Commission review if the use of the property changes. Mr. Bloom addressed the Commission and stated that the tenants are going to bring more shopping opportunities and create more jobs.

8. MISCELLANY: Planner Adiatu presented the Rockstep owners intent to rezone the entire property from Shopping Center to General Business District. Mr. Jackson addressed the Commission and re-iterated the need for the rezone after consulting with the property owner and City staff. The Commission asked if staff has approached the owners of Skylark Mall to see if they are also open to rezoning their property to General Business District.

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

Best Regards

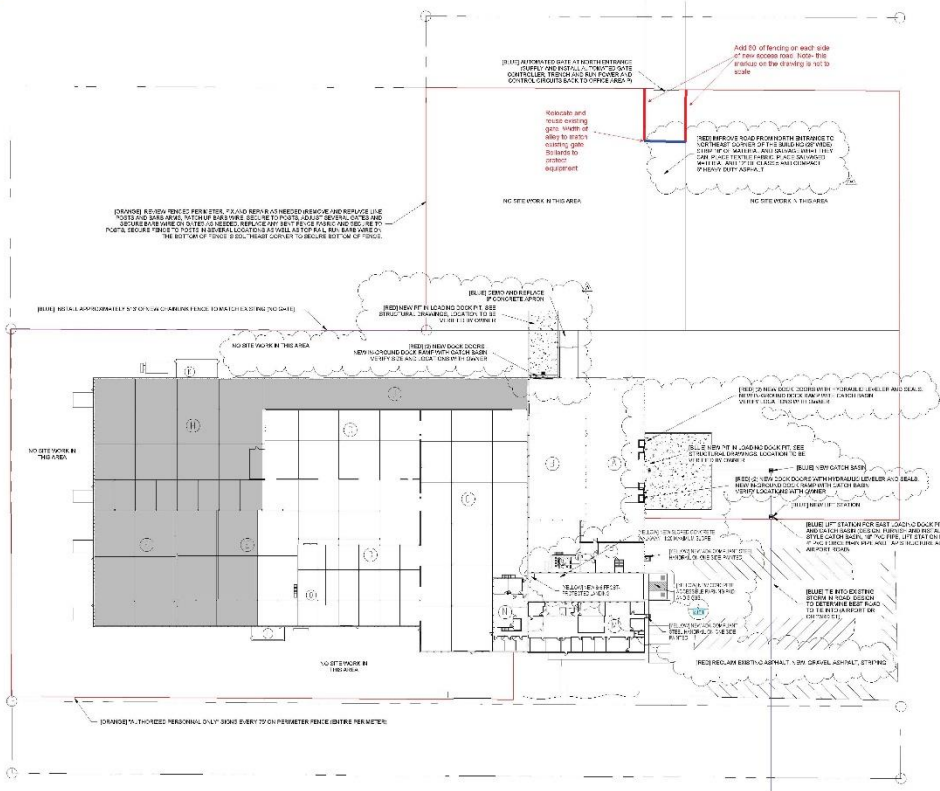


Kayode Adiatu

LUND BOATS



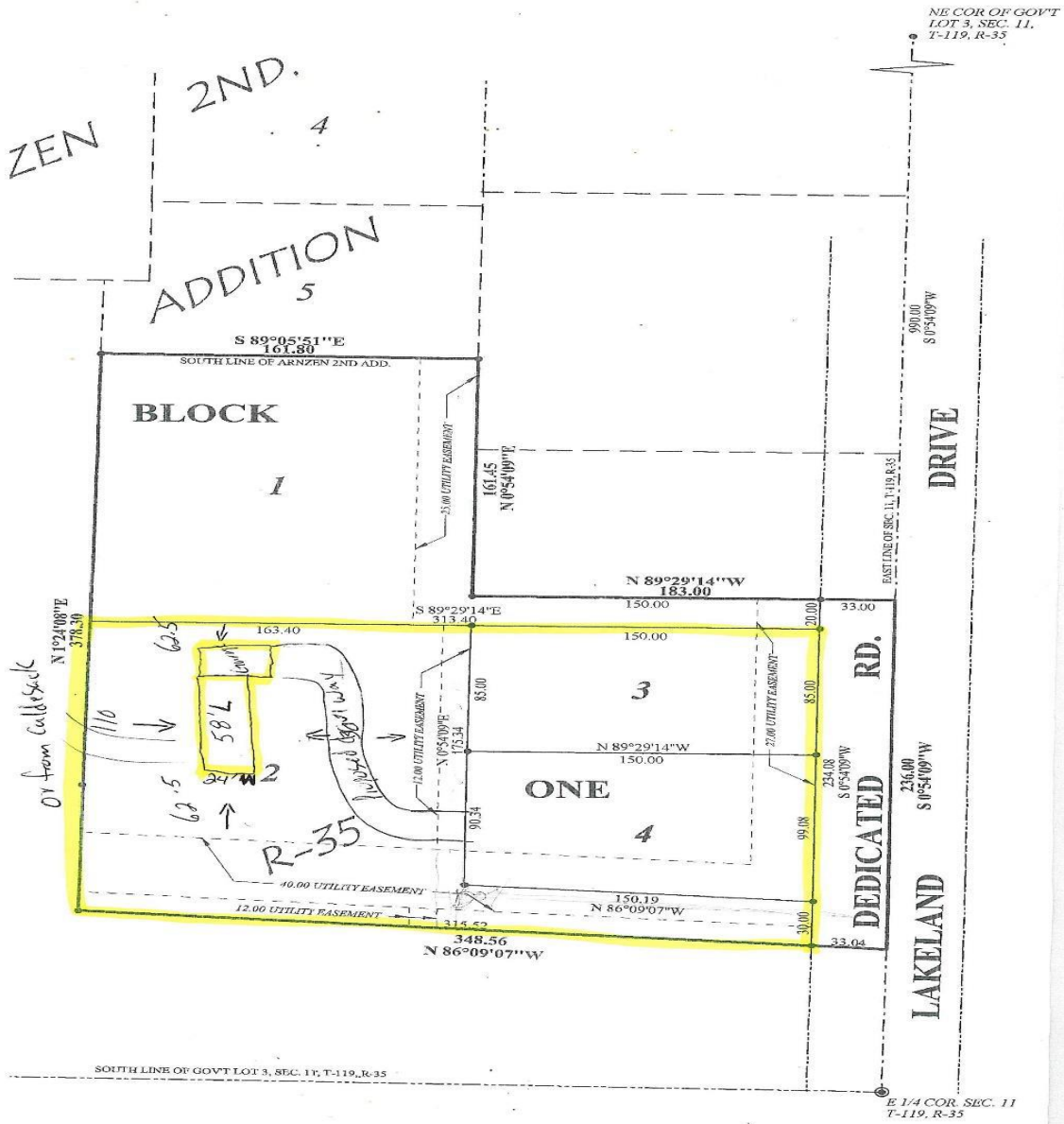
# CNHI



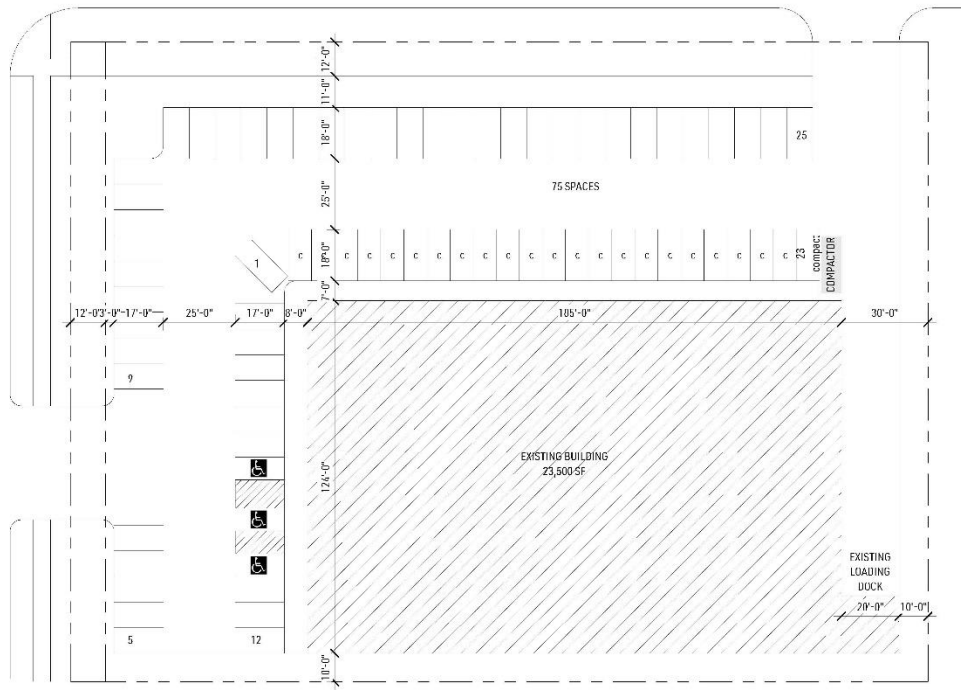
1 Site Plan Notes  
SCALE: 1"=40'-0"

DATE: 12/11/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: 120501  
 SHEET NO: 01  
 OF: 01

# AIDA BATISTA HOUSE MOVE



# SOFT GOODS RETAIL STORE



1 SITE PLAN  
1" = 30'-0"