

**WILLMAR PLANNING COMMISSION  
WEDNESDAY, MARCH 1<sup>ST</sup>, 2023  
333 6<sup>TH</sup> STREET SW, CONFERENCE ROOM 1  
MINUTES**

1. The Willmar Planning Commission met on Wednesday, March 1<sup>ST</sup>, 2023 at 6:30pm at the City Hall

**Member Present:** Chair Jonathan Marchand, Yvon Fils-Aime, Steve Dresler, Stacy Holwerda, Kelsey Vosika and Christopher Buzzeo.

**Members Absent:** Stephanie Carlson and Jasmine Miller.

**Others Present:** Director Justice Walker, City Planner Guilherme Motta; Steve Kuepers, Chris Raimann, Dickson, Denis Nazarene, Susan Sanders, Cheryl Schmidt, Fredy Mojia, Timothy Ostby.

2. Chair Marchand called for order at 6:30pm. He started with the review of minutes from the February 1<sup>st</sup>. Commissioner Buzzeo motioned to approve, and Commissioner Vosika seconded. All members present voted aye to approve. The motion was approved.

**3. PUBLIC HEARING – COLUMBARIUM:**

Chair Marchand opened the Public Hearing at 6:32pm for the Columbarium Conditional Use Permit project. Director Walker read the overview according to the agenda and recommendation. Chair Marchand opened the public hearing. Mr. Ostby spoke about the Columbarium ordinance number 1479 approved in 2022. He said the columbarium is located by the side of the church and the illustrations shows it is attractive and small. Director Walker asked if someone wanted to speak or if anyone had any questions. Ms. Sanders asked about the height. Director Walker said it is roughly 5 feet. Commissioners questioned about the future if they would build another columbarium. Director Walker explained they would have to do the same process again, approving a Conditional Use Permit through the Planning Commission. Commissioner Buzzeo asked about the policies for use. Mr. Ostby said there are no policies, but they must be part of the Vinje community. Director Walker asked for questions. Chair Marchand closes the public hearing at 6:41pm and read the finding of facts for CUP for Columbarium.

**Staff Recommendation:**

**Staff recommended in favor of the Vinje Columbarium.**

**Commissioner Dresler motioned to approve the Columbarium Conditional Use Plan review with no conditions. Commissioner Buzzeo seconds. Voice vote Chair Marchand aye, Commissioner Vosika aye, Commissioner Holwerda Aye, Commissioner Fils-Aime Aye. Motion passed.**

**4. PUBLIC HEARING – TEVALAN REZONING:**

Chair Marchand opened the Public Hearing at 6:46pm for the Tevalan Rezoning. Director Walker read the overview and the recommendations. Director Walker asks if Mr. Tevalan wanted to speak, and he said he didn't. Dickinson said they a sharing a driveway with the property and asked if the rezoning would change it. Commissioner Dresler commented that more cars, more

concerns and suggested a fence solution and asked for a future solution. Commissioner Dresler thought maybe to replat the lots. Director Walker explained that changing the use will not affect their right of the driveway. Tevalan said he is planning a new driveway to access his property and solve this issue. There were no more comments. Chair Marchand closed the public hearing at 6:59pm.

**Staff Recommendation:**

**Staff recommended in favor of the Tevalan Rezone**

**Commissioner Vosika motioned to approve the Tevalan Rezoning from Residential 2 (R-2) to General Business (G-B) with no conditions. Commissioner Holwerda seconded. Voice vote Chair Marchand aye, Commissioner Dresler aye, Commissioner Buzzeo Aye, Commissioner Fils-Aime Aye. Motion passed.**

**5. KUEPERS – INTRODUCTION & OVERVIEW OF DEVELOPMENT PROCESS:**

Director Walker reads the overview according to the agenda. Mr. Kuepers commented that they have already built other apartment buildings in the business park, with the same style and propose building two more buildings in phase 2. Director Walker clarifies that this is an introduction for the project and all comments from the engineering and WMU will be taken to the Planning Commission for preliminary and final plat approval. He showed commissioners the location of the project and references a meeting with staff a few days before the planning commission meeting.

**6. MISCELLANY**

- a. **Changes of meeting.** Director Walker noted the possibility of changing the meeting of 04-12 due to the National Planning Conference. Commissioners didn't see any concern and will be noticed in advance.
- b. **Vice-president chair.** Commissioner Vosika volunteers for the vice-president chair.

**Commissioner Fils-Aime motioned to approve. Commissioner Dresler seconded. Voice vote Chair Marchand aye, Commissioner Dresler aye, Commissioner Buzzeo Aye, Commissioner Fils-Aime Aye. Motion carried.**

- c. **Zoning amendments.** Director Walker referenced the studies to an amendment for the zoning ordinance, changing General Business zoning in the 1<sup>st</sup> St S from Wilmar Ave to south and the General Business zoning in the Hwy 12 East. Director Walker reported on staff findings about the beekeeping and fowl ordinance.

**7. ADJOURN**

Commissioner Dresler motioned to adjourn at 7:45. Seconded by Commissioner Buzzeo. The motion carried. With no further business, the meeting was adjourned.

Minutes presented by City Planner Guilherme Motta