

CITY OF WILLMAR
PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, MARCH 01st, 2023.
CONFERENCE ROOM #1
WILLMAR CITY HALL

Chair: Jonathan Marchand

Vice Chair: Open

Members: Steve Dresler, Stephanie Carlson, Stacy Holwerda, Jasmine Miller, Kelsey Vosika, Yvon Fils-Aime and Christopher Buzzeo.

AGENDA

1. Meeting Called to Order
2. Cancelled Meeting on 15th February - no quorum
3. Minutes from February 1st meeting
4. Public Hearing - Columbarium
5. Public Hearing - Tevalon
6. Kuepers - Introduction of CUP
7. Miscellany
8. Adjourn

- 1. Meeting Called to Order**
- 2. Cancelled Meeting on 15th February - no quorum.**
- 3. Minutes from February 1st meeting**

4. Public Hearing - Columbarium

The City of Willmar Planning Commission is conducting a public hearing to consider a Conditional Use Permit to install an exterior columbarium at the 13th Avenue south entrance of Vinje Lutheran Church in compliance with setback and other requirements of the City of Willmar Columbarium Ordinance. The Vinje Lutheran Church is located at 1101 Willmar Avenue SW, Willmar MN 56201.

Overview:

- Vinje Lutheran petitioned the City to draft an ordinance to allow Columbariums
- The existing ordinance is a direct result of their interest in constructing a columbarium
- Staff has met with Vinje Lutheran Church regarding necessary documents for submittals
- Vinje has provided the necessary documents for staff to review their proposal
- Vinje is a religious institution
- The structure will be on their lot

- The plan for maintenance and perpetual care has been outlined in their guidelines
- They have provided 3D renderings of the Columbarium
- They have provided a picture of what the columbarium will look like as well.

Staff Recommendation:

- Vinje has submitted the necessary items for review, and staff supports the construction of the columbarium.

5. Public Hearing – Tevalon

Overview:

- Fredy Tevalan is requesting a rezoning proposed for the lot located at 706 Litchfield Ave SE, Willmar MN.
- The current zoning is R-2 and Mr. Tevalan is requesting to change the zoning to GB (General Business)
- Currently the dealership is a nonconforming use, which is allowed considering Ordinance 1060/1994 Section &, Nonconforming Structures/Uses, D, Continuation, The lawful use of nonconforming land uses and structures may be continued, subject to the terms and provisions of the Ordinance.
- As they were renewing the dealership license, and the use is not in accord to the current Ordinance, we recommended they proceed with the Rezoning the lot

Staff Recommendation:

Staff supports the rezone request for several reasons:

- General Business is already present on this stretch of HWY 12
- This lot is contiguous with other General Business lots
- This lot has had numerous violations with exceeding car storage, and rezoning along with adding another lot will mitigate these concerns.

6. Kuepers – Introducing of CUP and Minor Subdivision]

Overview:

- Steve Kuepers is proposing a second phase of the Preserve on 24th. It is located on lots 95-841-0110, 0120, 0130, and 0140 on the 24th ST SE.
- The two buildings will have 1 studio apartment, 12 one-bedroom units and 23 two-bedroom units.
- Staff has instructed the applicant to provide the parking they think they need and disregard the minimums
- As proposed, this project will need a Conditional Use Permit and a minor subdivision

7. Miscellany

- a. Change April meetings.
- b. Vice-president.

c. Zoning Amendments.

8. Adjourn