

**WILLMAR PLANNING COMMISSION  
WEDNESDAY, APRIL 19<sup>th</sup>, 2023  
333 6<sup>TH</sup> STREET SW, CONFERENCE ROOM 1  
MINUTES**

1. The Willmar Planning Commission met on Wednesday, April 19<sup>th</sup>, 2023 at 6:30pm at the City Hall

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

**Member Absent:** John Christianson.

**Others Present:** Director Justice Walker, City Planner Guilherme Motta, Douglas Fenstra, Jeniffer Kotila and Mrs Johnson.

2. Chair Marchand called for order at 6:30pm. He started with the review of minutes from April 12<sup>th</sup>. Commissioner Fils-Aime motioned to approve, and Commissioner Buzzeo seconded. All members present voted aye to approve. The motion was approved.

### **3. Public Hearing – Zoning Map Amendment R-4 to GB:**

Chair Marchand opened for public hearing at 6:31. Director Walker overviewed the map amendment proposal and staff recommended approval. He showed the map with the location of the Zoning changing proposal. Walker called for speakers. Fenstra asked if with these changes they still could build multi-family. Mrs Johnson said they have some apartments on the 2<sup>nd</sup> St and were worried if the change would affect them. Walker explained it will not affect them. Dresler asked what happens if someone sells the homes. At 6:49 Marchand closed the public hearing.

#### **Staff Recommendation:**

**Staff recommended in favor of the Zoning Map Amendment R-4 to GB**

**Commissioner Buzzeo motioned to approve, and Commissioner Holwerda seconded. Dresler and Buzzeo voted for Nay. Marchand, Vosika, Fils-Aime, Holwerda voted aye. The motion was approved.**

### **4. Night Club – Plan Review:**

Director Walker gave an overview of the project according to the agenda and read the staff comments. Staff recommended approval of the plan review for the reasons this property is properly zoned GB and it met the lot area minimum and all setbacks. Fenstra asked if the implements could be done in phases, first phase in approximately one year, according to the engineering comments. Commissioner Holwerda asked the distance from the Night Club to the closest school. Director measured it on the GIS, and it was 1058 feet from lot line to lot line. Commissioner Dresler asked if the project is in the whole building, Director Walker said yes. Commissioner Buzzeo asked who the former owner is and Fenstra said it is the Fortmans. Commissioner Buzzeo worries about security issues.

**Staff Recommendation:**

**Staff recommended in favor of the Night Club Plan Review.**

**Commissioner Dresler motion to approve plan review with the conditions on the comments, and Commissioner Vosika seconded. Commissioner Fils-Aime abstained; Commissioner Holwerda voted nay; Commissioner Buzzeo voted aye, Commissioner Dresler voted aye, Commissioner Vosika voted aye and Chair Marchand voted aye. The motion was approved.**

**Miscellaneous**

Walker commented that now Planning Commission has seven commissioners, former commissioners Miller and Carlson are out and we are at 7.

**5. ADJOURN**

Commissioner Holweda motioned to adjourn at 7:25. Seconded by Commissioner Buzzeo. The motion carried. With no further business, the meeting was adjourned.

Minutes presented by City Planner Guilherme Motta