

CITY OF WILLMAR
PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, APRIL 19th, 2023.
CONFERENCE ROOM #1
WILLMAR CITY HALL

Chair: Jonathan Marchand

Vice Chair: Kelsey Vosika

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

AGENDA

1. Meeting Called to Order
2. Minutes from April 12th meeting.
3. Public Hearing - Zoning Map Amendment R-4 to GB
4. Night Club - Plan Review
5. Zoning Text and Map Amendment
6. Miscellany
7. Adjourn

- 1. Meeting Called to Order**
- 2. Minutes from April 12th meeting**
- 3. Public Hearing - Zoning Map Amendment R-4 to GB**

This is a city-initiated Map Amendment, and the changes will be amended in the zoning map. The propose is change the zoning R-4 to GB located at 2nd St SE from Willmar Ave SE to Olena Ave SE, considering that all surrounding zoning is already classified as GB and Multiple Family use will be still permitted by Conditional Use Permit, for new developments.

Staff Recommendation:

Staff would like to rezone these properties to correct spot zoning to allow for multi-family housing. A past amendment to the General Business district now allows for multi-family housing, and there is no longer a need for these parcels to be zoned R4.

- 4. Night Club - Plan Review**

Overview

- Douglas Fenstra is requesting a plan review for a Night Club in an existing building.

- This property is zoned GB, and located at Lakeland Dr SE, corner with 14tg Ave SE.
- Use is permitted with plan review according to Ordinance 1060.I.2.t.
- The proposal was sent to Engineering, WMU, Fire Department and Police Department for comments.

Staff Comments

Fire Department: No major Fire Dept concerns at this point. They would have to look at fire alarm and sprinkler systems prior to this being approved.

WPD: From the WPD point of view, this location has been used as a night club at least two times in the past. Some concerns to be addressed would include:

- Improved exterior and parking lot lighting would be HIGHLY recommended to discourage fights & other illegal activities.
- WPD had responded to many noise complaints from music coming from the building - problems with exterior doors propped open and even when they were closed (walls allowed sound to escape).
- Since those night clubs left, there has been even more residential housing and apartments placed in the area. Noise complaints and people potentially walking through the area intoxicated / fighting, etc. are concerns of the residents.
- The gravel parking lots, in the past, had always been in such disrepair that access by emergency vehicles (especially large vehicles) could be hampered.

WPD is not supportive of another night club at this location.

WMU comments:

Electrical: For the building at 1300 Lakeland Dr SE that Fenstra wants to turn into a Night Club, we are good on the electric service as we are currently serving the building, any upgrades to the transformer or electric service would all be at the owner's expense.

Water: The existing building has water service and there is main accessible along 14th. The building has an 8" fire service shown and the domestic should be good depending on the remodeling plans.

Engineering: If no improvements are planned to the parking areas, site, or access, they have no comments.

If site improvements are proposed, they will need a survey, grading plan, erosion control plan, site plan, pavement/stripping plan, and construction details.

Staff Recommendation

Staff recommends the approval of the plan review for the Night Club for the following reasons:

- This property is zoned GB.
- Lot area minimum of 15,000 SF is met.
- Necessary setbacks on all sides are met.

- Front: 25ft
 - Rear: 10ft
 - Side/Interior: 10ft
 - Side Street: 25ft
- Night Club is an approved use with plan review.

5. Miscellany

- Planning commissioner update.

6. Adjourn