

**WILLMAR PLANNING COMMISSION
WEDNESDAY, MAY 3RD, 2023
333 6TH STREET SW, CONFERENCE ROOM 1
MINUTES**

1. The Willmar Planning Commission met on Wednesday, May 3rd, 2023 at 6:30pm at the City Hall

Members Present: Chair Jonathan Marchand, Vice-chair Kelsey Vosika, Yvon Fils-Aime, Christopher Buzzeo, John Christianson and Steve Dresler.

Members Absent: Stacy Holwerda.

Others Present: Director Justice Walker, City Planner Guilherme Motta, Jeniffer Kotila, Justin Paffrath, Adam Gregory, Jesse Trevino and Paul Borgerding.

2. Chair Marchand called for order at 6:30pm. He started with the review of minutes from April 19th. Commissioner Dresler asked for a correction in the item 3, changing apartments for homes. Commissioner Dresler motioned to approve with the correction, and Commissioner Vosika seconded. All members present voted aye to approve. The motion was approved.

Director Walker mentioned that items 4 and 5 from the agenda will be moved to the next meeting due to the notices couldn't be delivered properly for the Public Hearing.

3. WELDING SCHOOL REMODELING 2400 TROTT AVE SW, PLAN REVIEW.

Director Walker gave an overview of the project. He explained it will be a commercial remodel. Permeable pavers would be acceptable. Staff recommended approval. Commissioner Dresler mentioned that it is important for engineering to define what the difference is between class 5 and permeable pavers. Director Walker explained the standard for paving parking lots and the difference if it was a new construction and not a remodel. Commissioner Dresler confirmed that only the parking spaces will be paved. Director Walker confirmed that they will keep hazardous material stored. Trevino explained water usage will not change, they are only building new restrooms.

Staff Recommendation:

Staff recommended in favor of the approval for the Welding School Remodeling plan review.

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

4. ZONING TEXT AMENDMENT - GB / AP RENTALS

Director Walker explained the item was moved to the next meeting, but Mr. Borgerding and Mr. Gregory will overview the proposal as they are present today. Mr. Borgerding explained they will be remodeling the house for commercial and residential purposes and want to build a deck

in front. They explained that almost all the properties in the 1st St S already have front setbacks shorter than demanded for the current ordinance. City Planner Motta explained that tighter front setbacks are more conducive for creating a walkable pedestrian scale district.

No vote was taken.

5. ITEM SKIPPED.

6. MB RAIL PURCHASE AGREEMENT

Director Walker explained the proposal for the development in the industrial district. The development will be a subdivision for one lot and in the future the lot will be subdivided into more lots as businesses locate in the rail park. He explained that the purchase agreement needed to be approved by the Planning Commission prior to the Council approval.

Staff recommended in favor of the approval for the MB RAIL Purchase Agreement.

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

7. PRELIMINARY MAJOR SUBDIVISION – TINY HOME

Director Walker gave an overview of the project and clarified that all changes may be suggested in the preliminary plat and then, both preliminary and final plat could be approved in the same meeting. Mr. Paffrath commented on the project. Commissioner Dresler commented about the 400sf not considering the exterior walls, only inside it. Commissioner Christianson asked if the tiny homes need to follow the building code. Director Walker explained that tiny homes are subject to appendix Q in the building code. Director Walker stated that he would send over materials for review for the planning commission to make their decision. Mr. Paffrath mentioned that they are having soil issues and the project may be delayed due to some issues. No more questions.

8. MISCELLANNEY

Director Walker explained the timeline for the Tiny Home approval. It will be a major subdivision, a PUD will be required, and a Public Hearing will be scheduled. Walker said that Keupers project will come for Planning Commission in June and it will be a minor subdivision and a CUP. He also commented on the creation of a new zoning district, I-3, for the Rail Park development. Les Schwab Tires Center will be a minor subdivision and will be presented to the Planning Commission soon. Walker also updated about the Lakeland apartment units.

9. ADJOURN

Commissioner Dresler motioned to adjourn at 7:44. Seconded by Commissioner Fils-Aime. The motion carried. With no further business, the meeting was adjourned.

Minutes presented by City Planner Guilherme Motta