

CITY OF WILLMAR
PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, MAY 03RD, 2023.
CONFERENCE ROOM #1
WILLMAR CITY HALL

Chair: Jonathan Marchand

Vice Chair: Kelsey Vosika

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

AGENDA

1. Meeting Called to Order
2. Minutes from April 19th meeting
3. Welding School remodeling
4. Zoning Text Amendment - GB / AP Rentals - Public Hearing
5. Zoning Text Amendment - New BG-2 and Park Minimum - Public Hearing
6. NEXSYT purchase agreement.
7. Preliminary - Subdivision / Tiny Home
8. Miscellany
9. Adjourn

- 1. MEETING CALLED TO ORDER**
- 2. MINUTES FROM ABRIL 19ST MEETING**
- 3. WELDING SCHOOL REMODELING 2400 TROTT AVE SW- PRELIMINARY**

Overview:

Jesse Trevino is currently in the process of remodeling some of the space located at CES Trucking in the Willmar Industrial Park. He would like to open a welding school at this location. Director Walker, Chief Hanson, and the building official visited the site last fall. Mr. Trevino has made corrections and has submitted plans for staff to review.

- This location is zoned Limited Industry
- Metal Fabrication Businesses are an allowed use with Plan Review
- This is unique because this is an existing building.
- Essentially a commercial remodel introducing a new use; triggers a plan review.

Comments:

WPD:

No areas of concern from the Willmar PD perspective.

Fire Department: They need to add an exit door to the outside on the south wall, near the restroom.

WMU Water: WMU serves the existing building with water. They will need to see more information on the requirements that are in addition to the existing service needs currently at the building. WMU requires a separate water service for each entity at the location. Depending on the individual needs required, a new service may need to be installed for the school portion of the building.

WMU Electrical: WMU is currently serving the building with three phase power. Any upgrades to the service will be an expense of the owner of the building. Please let them know if they have any questions.

Engineering: They have no comments regarding the floor plans. When the applicant submits the civil plans, I will review and provide comments.

Staff recommendation:

Staff recommends approval of the Welding School Plan Review.

- This is an approved use.
- This is an existing building remodel with minimal alterations.
- Staff has an agreement in place with the applicant that any future expansion will need to be reviewed.
- The building official and fire marshal were involved with corrections and recommendations at the start of this project that have been incorporated into the plan.

4. ZONING TEXT AMENDMENT – GB / AP RENTALS AND PUBLIC HEARING

AP Rentals of MN, LLC. (Paul Borgerding) is requesting approval for a text Amendment to the Ordinance 1060 Section 06 setbacks. The zoning related to the change is General Business (GB) and the current setbacks for front in the 1st Street S are 25ft. All front or street setbacks along state / federal highways shall be a minimum of fifty feet, exceptions applied. Currently the front setback is 25ft, and the text amendment proposed is to bring the setback to 5ft.

Staff Recommendation: Staff recommends deciding on a setback distance to be incorporated into the new General Business zoning district for north of Willmar Avenue. This distance will be included in the new General Business District when it is presented to the Planning Commission.

5. ZONING TEXT AMENDMENT – NEW GB-2 ZONING AND PARKING MINIMUMS/ PUBLIC HEARING

This is a City-initiated Map Zoning Amendment that creates a new Zoning called General Business 2 (GB-2). The changes occur on the General Business (GB) zoning located throughout the 1st Street S, south Willmar Ave. All uses from the GB will be permitted on

GB-2 and new uses will be permitted. Lot size will be changed from 15,000 square feet to 30,000 square feet. Map and Text to amend the Ordinance 1060, Section 05 is attached to this Agenda as Visual. Other changes made on the same Ordinance, but Section 04, a text amendment that will change the parking minimums, according to proposal attached to the agenda as a visual.

Staff recommendation: Staff recommends in favor of the new General Business district and removing the parking minimums.

- Staff wants to encourage more car-oriented development patterns south of Willmar Avenue for retail and other uses.
- Staff has reviewed multiple projects where parking minimums have been a barrier to investment more than ensuring sound development.

6. NEXYST PURCHASE AGREEMENT

NEXYST has been looking at property west of the industrial park for development for roughly a year. They have submitted a purchase agreement for review and approval. All sales of City land require the review and approval of the Planning Commission prior to the review and approval of City Council. NEXYST is seeking to purchase 145 acres for \$8,000/acre for a total of \$1,160,000. EDC Executive Director has spoken to the Planning Commission about this project in the past. NEXYST would like to construct a rail based agriculture distribution center in conjunction with the Willmar Wye project.

Staff Recommendation

Staff recommends the approval of the purchase agreement.

7. PRELIMINARY PLAT – MAJOR SUBDIVISION / TINY HOMES

Overview: Justin Paffrath is in the process of subdividing three parcels on Pleasant View Dr SE. Mr. Paffrath is seeking to divide them into 20 separate lots for his tiny home subdivision. The lot sizes of Mr. Paffrath's subdivision does not meet City standards. However, Mr. Paffrath has applied for a PUD under the guidelines of a conditional use permit. A PUD exempts the subdivision from City standards, so the Planning Commission has full authority to set the standards for the subdivision, such as lot minimums.

- The subdivision will result in 16 residential homes and four outlots.
- In the lots will develop tiny homes

Staff Recommendation:

Staff recommends against taking action on the preliminary plat until changes are submitted to staff for review. Staff recommends reviewing and identifying any additional changes the Planning Commission would like to see, so they can be incorporated on the preliminary & final plat. Once the changes are made and submitted to staff, the Planning Commission can review and approve both plats at the same meeting.

- Staff has already met with Mr. Paffrath to identify changes we need to see.
- Minor changes such as formatting were staff's main concerns.

- Some lots need to shift east to avoid construction on an easement.

8. Miscellany

- Upcoming Projects

9. Adjourn