

CITY OF WILLMAR
PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, JUNE 21st, 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 June 07th meeting
3. Bethesda Map Amendment - Public Hearing
4. Rail Park Subdivision, Public Hearing, Preliminary and Final Plat
5. Pepe's Bar and Restaurant - Plan Review, Preliminary
6. Miscellany
7. Adjourn

1. **MEETING CALLED TO ORDER**
2. **MINUTES FROM JUNE 7TH MEETING**
3. **BETHESDA MAP AMENDMENT AG to LB - PUBLIC HEARING (23-06)**

Overview:

- Bethesda is looking to expand their campus on a parcel of land they currently own (parcel ID 95-914-2610).
- It is located on northeast corner of 12th St SE and Willmar Ave SE.
- This parcel is currently zoned as the Agriculture District and the intention is to change it to LB.
- They intend to build Senior Independent Living apartments, it will be built in 2 phases, the first is 120 apartments building and the second 90 apartments building.
- A CUP / PUD will be requested for building approval.

Staff Recommendation: Staff recommends approving the rezoning from Agricultural to Limited Business.

- Limited Business is contiguous to the north of the property
- Limited Business will allow the density through a PUD
- AG districts in town have been slated for development

- Senior Housing is the number 1 housing need in the community form the 2022 Housing Study
4. **RAIL PARK SUBDIVISION, PUBLIC HEARING, PRELIMINARY AND FINAL PLAT (23-03)**

Overview:

- This is a major subdivision to reorganize all the existing lots into one lot that is 145 acres.
- There will be a new zoning district for the area (I-3, Industrial 3).
- This would be a rail related industry district.
- MB rail will need to provide grading plans for rail construction to be approved.
- At this moment their approach is just to build the rail and allow other interested companies to build the buildings that they need. This means there will be more subdivisions associated with this property, and that as buildings come in they will be subject to the full scrutiny of plan review.
- The preliminary plat was presented to Planning Commission on 05/17/2023, with no comments.

Comments:

Fire Department: At this point they have no comments. As the project progresses, they will have to add several fire hydrants and accessible roads.

WPD: No concerns from the WPD side of things at this point.

WMU Electric: They have no further comments at this time. We will work on future easements as it gets closer to developing

WMU Water: They have no additional comments at this time.

MnDOT District 8: The control access should be shown on the adjacent highway plat.

Engineering: They have reviewed the Final Plat which was submitted via e-mail 5/25/2022 along with sheets C1.1 and C2.1 which were submitted via e-mail 5/30/2022. They have the following comments:

1. The roadway and utility easement identified in the southeast corner of the plat shall be designated as right-of way rather than easement. The dedication section shall also be updated.
2. A minimum of 75 feet of Right-of-Way north of the centerline of State Highway 40 shall be dedicated on the plat.
3. Current title commitments for the property identified in the Preliminary Plat shall be obtained for verification of the legal description.
4. The applicant shall obtain all necessary regulatory agency permits/approvals and provide verification to the City of Willmar for our files prior to construction.
5. Any sub-surface tile lines encountered during construction shall be repaired and or re-routed to maintain drainage.
6. The applicant shall submit a grading plan for the review of the City of Willmar.
7. The applicant shall submit rail plans to the City of Willmar.

8. The applicant shall submit a Stormwater Pollution Prevention Plan for the review of the City of Willmar.
9. The applicant shall submit a Stormwater Management Plan for the review of the City of Willmar.
10. All construction shall be in accordance with the City of Willmar Standards.
11. A pre-construction meeting shall be held prior to any construction at the site.

They recommend that the information requested above be provided for review prior to construction at the site. They further recommend that the Final Plat be approved contingent on the above-reference comments and other comments submitted by city staff, the Planning Commission, and the City Council.

Staff Recommendation: Staff recommends approving the major subdivision. The plats provided meet all the requirements for the preliminary and final plat approval.

- **Reference Physical Plat**

5. PEP'S BAR AND RESTAURANT PLAN REVIEW, PRELIMINARY (23-06)

Overview:

- Stephen Peppin is requesting a plan review to continue remodel of interior to build out kitchen and bathroom for Bar and Restaurant use.
- The proposed building is located at 1600 11th Ave NE, Willmar and zoned as GB - General Business.

Comments:

Fire Department: At this point everything looks good

WPD: No WPD concerns as presented.

WMU Electric: We are good with the current electrical service to the building, any upgrades or additions to the electrical service will be at the expense of the owner, no other comments at this time.

WMU Water: They have no comments on the water service at this time

Engineering: They have reviewed the preliminary plans submitted via email on June 6, 2023. They have the following comments:

- The applicant shall obtain a city excavation permit prior to construction.
- The applicant shall submit an erosion control plan prior to construction.
- The applicant shall submit a grading plan for review prior to construction.
- The applicant shall submit a paving plan prior to construction.
- The applicant shall submit construction details including but not limited to pavement sections, striping, etc.
- All construction shall be in accordance with the City of Willmar Standards.

They recommend that the information requested above be provided for review prior to construction at the site.

6. MISCELLANEOUS

a. General Business District Split

This is a city-initiated Map and Text Zoning Amendment that changes uses for the General Business District. This change is part of the split of the General Business District in 3 different zonings: GB (General Business District), for smaller related business, located on 1st Street S, between Willmar Avenue and Hwy 12. The General Business District would keep in general retails, neighborhood businesses in a more walkable and neighbor environment, according to uses specified on the new uses table and new lot size and setbacks. GB-2 (General Business District 2) was already approved by this Planning Commission on 05-17 meeting. The changes have occurred in 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 25,000 square feet. The third zoning district created from the GB split is the GB-3 (General Business District 3). This zoning is a more industrial related business, located on areas that already have the tendency for industrial uses, but not as heavy as the one located in I-1 and I-3. This zoning is located on certain portions of Hwy 12, close to industrial area and on north, throughout the Hwy 71. Map and Text to amend Ordinance 1060, Section 05 is attached to this Agenda as Visual. As a consequence, it is necessary to add new zoning GB-2, GB-3 and I-3 on Signs Ordinance 1060, Section 6.A.2 and 3, Section 6.D.2.c, Section 6.E.2.d, Section 6.F.2.f, Section 5.H.4 and Section 3.D.1.

7. ADJOURN