

**WILLMAR PLANNING COMMISSION
WEDNESDAY, AUGUST 2ND, 2023
515 2ND STREET SW, FIRE DEPARTMENT
MINUTES**

1. The Willmar Planning Commission met on Wednesday, August 2nd, 2023, at 6:30pm at the Fire Department

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

Members Absent: Chair Jonathan Marchand, Stacy Holwerda and Vice Chair Kelsey Vosika.

Others Present: Director Justice Walker, City Planner Guilherme Motta, Jennifer Kotila, Leslie Valiant, Larry Klein, Monica, Brian Haas, Sally Adams, Velma Pregler, Kathy Petrick, Carol Milbertson, Jenna Carlson, John Hafner, Randy Czarnetzki, Maria Montoya, Montoya, Rufino Reys, Jorge Sanchez, Alex Gallegos, Christopher Juarez.

Director Walker started telling Commissioner Fils-Aime called and will be late for the meeting and that commission can not make decisions before he attends but could start discussion if they rather.

Commissioner Dresler called for order at 6:42pm.

1. MAP AND TEXT AMENDMENT - CHANGES ON GB - GENERAL BUSINESS DISTRICT / FINAL / PUBLIC HEARING

The public hearing was opened at 6:44pm.

Commissioner Dresler opened Public Hearing and opened the floor to anyone who wishes to speak. Mr. Czarnetzki suggested Director Walker explain the changes and it would answer some attendees' questions. Director Walker explained the changes according to the agenda and showed the changes in the maps on the board. He said that the changes are intended to consider the different scales of the businesses located in the General Business District. He explained that General Business district would encourage tighter setbacks, denser development pattern, walkable area and retail options with smaller footprints. The General Business 3 in Highway 12 would be more industrial and a different scale. Director Walker explained that four lots located on Lakeland Drive is General Business but he suggested a discussion considering changing these to Residential 2 or 3. Mr. Czarnetzki asked if all areas are already General Business and if it is only the split of the district in three new one. He also asked if a house were to burned to burn down if it could be rebuilt as a house and if the current use would be guaranteed according to the zoning changes. He also asked if this would inform changes in taxes. Director Walker responded that taxation is not informed by zoning. Mrs. Monica asked about the zoning on peach color on map that is not General Business. Director Walker explained the purpose for the Section 6.T.3.h is to keep ordinance opened for new uses but according to zoning department approval and granting a Conditional Use Permit. City Planner Motta explained the uses in discussion are already General Business and it is not changing any use from residential to business. Director Walker explained that residential uses would be permitted in all General Business according to the Ordinance rules. Mr. Haas said he lives on 14th St SW and would like

to know how the changes would affect him. Director Walker said he would not be affected. Mr. Hafner asked about the setbacks and lot area, considering the existing ones and how it would be linked with a CUP. Director Walker explained CUPs travel with the property. Commissioner Fils-Aime got in the meeting at 7:10pm. Mrs. Petrick asked about the Lakeland Drive lots. Director Walker explained they would discuss changing it from General Business to Residential 2 or 3. Commissioner asked if anyone had more questions. Mr. Czarnetzki asked what the difference between the three General Business Districts levels are. Director Walker read the different uses for each Business District. Director Walker asked if more questions.

The public was closed at 7:23pm.

Commissioner Dresler asked about General Retail Stores and to be defined what is retail stores. He asked if commissioners have any question.

Staff recommended in favor of the approval for text and map amendment.

Commissioner Buzzeo motioned to approve the text and map zoning amendment, including proposal for Section 6.I.3.i., definition of general retail store to be presented to this commission, Fils-Aime seconded Commissioner Fils-Aime voted aye, Commissioner Buzzeo voted aye, Commissioner Christianson voted aye and Commissioner Dresler voted aye. The motion was approved.

2. MAP AND TEXT AMENDMENT - CREATING GB-3 - GENERAL BUSINESS DISTRICT 3, ADAPT SIGN ORDINANCES FOR NEW ZONING / FINAL / PUBLIC HEARING

The public hearing was opened at 7:30pm.

Director Walker explained the purpose for the General Business District 3 according to the agenda. Mr. Czarnetzki asked about the lot size increase. Director Walker explained that nonconforming lots would have the option to apply for a variance.

The public hearing was closed at 7:33pm.

Commissioner Buzzeo asked why not permit general retail stores and Director Walker said GB3 is skewed for industrial development. He also pointed out that more any use could take the path of a CUP. Commissioner Dresler asked if any more comments.

Staff recommended in favor of the approval for text and map amendment.

Commissioner Fils-Aime motioned to approve the text and map zoning amendment, including proposal for Section 6.T.3.h., Commissioner Buzzeo seconded. Commissioner Fils-Aime voted aye, Commissioner Buzzeo voted aye, Commissioner Christianson voted aye and Commissioner Dresler voted aye. The motion was approved.

3. Commissioner Dresler open for discussion and review of minute from July 19th approval. Commissioner Christianson motioned to approve the minute and Commissioner Fils-Aime seconded. Commissioner Fils-Aime voted aye, Commissioner Buzzeo voted aye, Commissioner Christianson voted aye, and Commissioner Dresler voted aye. The motion was approved.

4. MISCELLANNEY

A discussion regarding the four business lots located on Lakeland Drive was opened. Commissioner Christianson asked the area of the lots and Commissioner Dresler asked the height permit for construction. All commissioners are according to the change of the zoning from General Business to Residential 2.

5. ADJOURN

Commissioner Christianson motioned to adjourn at 7:46pm. It was seconded by Commissioner Fils-Aime. All members present aye. The motion carried. With no further business, the meeting was adjourned.

Minutes presented by City Planner Guilherme Motta