

CITY OF WILLMAR  
PLANNING COMMISSION MEETING  
6:30 P.M. ON WEDNESDAY, AUGUST 2<sup>nd</sup>, 2023.  
CONFERENCE ROOM #1  
WILLMAR FIRE DEPARTMENT

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 July 19<sup>th</sup> meeting.
3. Map and text amendment - changes on GB - General Business District / Final / Public Hearing.
4. Map and text amendment - creating of GB-3 - General Business District 3 / Final / Public Hearing.
5. Miscellany.
6. Adjourn.

### **1. MEETING CALLED TO ORDER**

### **2. MINUTES FROM JULY 19<sup>TH</sup> MEETING**

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

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, as shown in the map attached to this agenda. All uses from the GB will be permitted on GB-2 and new uses will be permitted. Lot size minimum will be changed from 15,000 square feet to 25,000 square feet.

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

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. It is being created a third zoning district from the GB split, called 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-2. 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.

## **5. Miscellaneous**

## **6. Adjourn**