

CITY OF WILLMAR  
PLANNING COMMISSION MEETING  
6:30 P.M. ON WEDNESDAY, AUGUST 16<sup>th</sup>, 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 August 2<sup>nd</sup> meeting
3. Rail Park Subdivision - Preliminary and Final Plat
4. Easement Vacation
5. CIP - Approval
6. Chad Kompelien - Minor Subdivision / Preliminary Plat
7. Miscellany
8. Adjourn

\*\*\*\*\*

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

### **2. MINUTES FROM AUGUST 2<sup>nd</sup> MEETING**

### **3. RAIL PARK MAJOR SUBDIVISION - PRELIMINARY AND FINAL PLAT**

#### **Overview:**

- This is a major subdivision to reorganize all the existing lots into one lot that is 145 acres.
- It is located on a new zoning district (I-3, Rail Park District).
- 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 and final plat was already approved by Planning Commission on 06/07/2023, with no comments.
- Engineering added the comment, and we are returning the Preliminary and Final Plat for new approval: That the southern property boundary line be

adjusted. MnDOT won't approve the turn lane without additional right of way whether that be shown on the plat.

- No additional comments were added since the approval on June 7<sup>th</sup>.

**Staff Recommendation: Staff recommends approval of the major subdivision.**

#### **4. EASEMENT VACATION**

##### **Overview:**

- Ross Marcus is requesting the vacation of an easement that is located on his property per the Willmar City Charter requirements of section 9.01 subdivision 4.A., which requires a petition letter to be submitted for review.
- He attached a preliminary plat for the Hendrickx Addition. It is a re-plat for the two parcels owned solely by Marcus Real Estate Investments. These parcels included 95-182-2250 and 95-498-0010.
- Due to the acquisition of parcel 95-182-2250 earlier in the year of 2023, it is now the desire to vacate the easements as shown on the preliminary plat and rededicate them on the east side of 20<sup>th</sup> Street SE.

##### **Comments:**

WMU: WMU is agreeable to vacating the easement around the old Elk's property (95-182-2250) but would require a full perimeter easement around the new proposed Block 1

**Staff Recommendation: Staff recommends approval of the easement vacation.**

#### **5. CIP APPROVAL**

##### **Overview**

The Planning Commission is required by charter to approve the City's CIP budget in the budgeting process. Please review and approve the budget.

- We are requesting approval of the 2024-2028 City of Willmar Proposes Capital Improvement Program (CIP). Tables are annexed as visual, separated by year.

**Staff Recommendation: Staff recommends approval of the CIP.**

#### **6. CHAD KOMPELIEN – MINOR SUBDIVISION / PRELIMINARY – FILE 23-06**

##### **Overview:**

- Chad Kompelein is requesting a minor subdivision. He wants to take the 3 original lots and make 2 lots as shown in the preliminary plat.
- The lots are zoned as R-2.

- The lots are located on Oslo Meadows Plat, parcels number 95-604-0110, 95-604-0120 and 95-604-0130, on 19<sup>th</sup> Ave NW, Willmar MN.

**Comments:**

**Planning and Development:** P&D department checked the preliminary plat and all requirements, according to the ordinance, are provided. The lots have the minimum area and lot width. No other substantial change is being made. No park fee is required considering the lots were already platted.

**Water:** Willmar Utilities would ask for a utility easement for the perimeter of the new platted property lines. Each of the existing lots currently have a water service. The center area service will have to be removed by the property owner prior to sale of the new lots. The service will need to be removed out to the main line in the street to be considered completely removed. (08/07/2023)

**Electric:** They don't see any other issue with the electric other than easements above. (08/07/2023)

**WPD:** No areas of concern from the WPD aspect. (08/07/2023)

**Fire Department:** No issues for this point for the fire dept. (08/07/2023)

**Engineering:**

7. **Miscellaneous**

8. **Adjourn**