

CITY OF WILLMAR  
PLANNING COMMISSION MEETING  
6:30 P.M. ON WEDNESDAY, SEPTEMBER 6<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 16<sup>th</sup> meeting
3. John and Diane Peterson Annexation
4. Miscellany
5. Adjourn

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### 1. MEETING CALLED TO ORDER

### 2. MINUTES FROM AUGUST 16<sup>TH</sup> MEETING

### 3. JOHN AND DIANE PETERSON ANNEXATION

John and Diane Peterson requester by petition annexation to the city of the Lot 2 of Block 1, Janssen Second Addition, Kandiyohi County, MN. The property is unincorporated and abuts the city's southern boundary and is not part of any other municipality. The property consists of 0,9 acres of platted land. The annexation requested is based on a proposed residential home on the property. When 15<sup>th</sup> St SW was reconstructed, sanitary sewer and water hookups were installed behind the curb on the east side of 15<sup>th</sup> Se as well as the west side of the street. Currently the west side of 15<sup>th</sup> St is in the city limits, but the east is not. They would prefer to not install a private septic system and well on a property that would be a logical target for annexation. Public hearing will be held on next Planning Commission meeting.

Comments:

Planning Department: Property is current out of city limits and must be zoned as R1, according to the area zoning.

WPD: No areas of concern. (04/27/23)

Electric: We currently have electric single-phase electricity to the property, the only issue for they would be 3 phase power if needed. (04/27/23)

Water System: The existing water main runs down the west lane of 15<sup>th</sup> ST SW. The main is sized large enough to support most requirements- the service would have to be brought across the street by the developer when requested. (04/27/23)

Engineering: City records show a 1” water service and 4” sanitary sewer service stubbed to the property so city utilities should not be an issue. (04/27/23)

#### 4. MISCELLANEOUS

Staff would like to present the idea of an ordinance to allow building with shipping containers as storage or as residential buildings in some specific zoning districts. Shipping containers have become a popular storage option for property owners in town, and we have noticed an uptick in their use around town. Several property owners have reached out with business ideas for them, so we thought it would be good to formalize our stance as a City on shipping containers before this goes much further.

Shipping containers are certified by the International Organization for Standardization (ISO) to ensure that manufacturers comply with size and type specifications as well as other regulations. The fact that these aluminum and steel containers are extremely sturdy and durable, making them ideal for shipment, storage, and handling goods of different types and sizes. Shipping containers are suitable for businesses that need an efficient method of organizing large loads of cargo to be transported to faraway places or countries abroad via sea freight.

One challenge that the use of shipping containers pose is transporting them back to their origin after the cargo has been unloaded. Since it costs a lot to ship them back to where they came from, many of them sit unused in ports or yards. Fortunately, there are a host of other uses for shipping containers, one of the most popular being constructing homes and other buildings.

Instead of leaving them to rust in a yard, old shipping containers have better uses when they’re converted into living spaces and other types of structures. Here are several benefits of using shipping containers as “building blocks” for houses, offices, shared spaces, or even schools and research facilities.

- Strength and structural stability
- Ease and speed of construction
- Affordability
- Off-site construction
- Eco-friendliness
- Aesthetics
- Easy relocation
- Long shelf life

#### 5. ADJOURN