

CITY OF WILLMAR
PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, SEPTEMBER 20th, 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 September 6th meeting
3. Hendrickx Addition - Major Subdivision, Public Hearing
4. Miscellany
5. Adjourn

1. MEETING CALLED TO ORDER.

2. MINUTES FROM SEPTEMBER 6th MEETING.

3. HENDRICKX SUBDIVISION - PRELIMINARY AND FINAL PLAT/PUBLIC HEARING - FILE 23-07.

Overview:

- Marcus Ross is requesting a subdivision for the parcels 95-182-2250 and 95-498-0010
- This is a major subdivision to join two existing lots. Total area: 0.95 acre.
- It is located in the new General Business 3 District.
- Subdivision may dedicate park fee for the City of Willmar.

Comments:

MnDOT: Waiting for comments.

WPD: From the WPD aspect, the only area of concern would be for left turning traffic (eastbound vehicles turning into their lot or 20th St) since it's a two-lane roadway. Otherwise, it would be great to have development in that area. (08/31/23)

Fire Department: No comments at this time Depending what is being built, additional fire hydrants maybe be needed. (08/31/23)

Electric: This one will be like a fresh start for us with only 3 phases overhead for electric along Hwy 12, we would need easements all the way around the property to come in with underground to feed it. (08/31/23)

Water System: They have no issues with the plat as presented at this time. (09/01/23)

Engineering: They have reviewed the Preliminary Plat and Final Plat and have the following comments:

1. The proposed plat shall be reviewed by MnDOT.
2. Verification that all drainage and utility easements under the proposed parcel have been vacated shall be provided or, the easements shall be vacated.
3. The Preliminary Plat shall include the underlying plat boundaries, Marcus Highway 12 Development Plat, from which the proposed lot is being subdivided.
4. Access/roadway frontage and utility services for the parcels outside of the proposed Hendrickx Addition shall be considered and identified on the preliminary plat.
5. The Preliminary Plat shall be signed by a Land Surveyor licensed in the State of Minnesota.
6. The Final Plat shall include the underlying plat boundaries, Marcus Highway 12 Development Plat, from which the proposed lot is being subdivided.
7. The applicant shall submit a wetland delineation or provide verification that no wetlands exist on the property to be platted.
They recommend that the Preliminary and Final Plats be revised to incorporate the above-mentioned comments and be re-submitted for review.

4. Miscellaneous

5. Adjourn