

**WILLMAR PLANNING COMMISSION
THURSDAY, OCTOBER 5TH, 2023
333 6TH STREET SW, CONFERENCE ROOM 1
MINUTES**

The Willmar Planning Commission met on Thursday, October 5th, 2023, at 6:30pm at City Hall.

Members Present: Stacy Holwerda, Steve Dresler, Chair Jonathan Marchand and Yvon Fils-Aime.

Members Absent: Vice Chair Kelsey Vosika and Christopher Buzzeo.

Others Present: Leslie Valiant, City Administrator and Sarah Swedburg, Economic Development Commission

1. Chair Marchand called for order at 6:30pm.
2. Roll Call
3. No additions or deletions to the agenda.
4. Chair Marchand asked if there are any questions regarding the minutes from September 20th, 2023. No questions were asked. Commissioner Holwerda motioned to approve the minutes and Commissioner Fils-Aime seconded. Commissioner Fils-Aime voted aye, Commissioner Holwerda voted aye, Commissioner Marchand and Commissioner Dresler voted aye. The motion was approved.
5.
 - a. **CALL FOR A PUBLIC HEARING – BETHESDA PRELIMINARY PLAT**

Administrator Valiant overviewed the project according to agenda. She stated this plat just arrived and it is for a Conditional Use Permit. Application and information presented, so far everything appears to be in order. The sideline setbacks are all in place, as far as 10 feet for easements and such, along the perimeters. They are not going to split the property; they will keep it as one lot. A call for a public hearing is needed for the preliminary plat and the PUD.

Administrator Valiant stated that they have asked for TIF funding and that no permits can be issued until the TIF has been gone through. Questions from Commissioner Fils-Aime were answered about what the TIF process and the timeline involved.

Commissioner Dresler motioned to set the Public Hearing for November 1st, 2023. Commissioner Holwerda seconded the motion. Motion passed unanimously.

b. CALL FOR A PUBLIC HEARING – BETHESDA PUD

Motion was made by Commissioner Holwerda, seconded by Commissioner Dresler to set the Public Hearing for Novembers 1st, 2023. Motion passed unanimously.

c. DUININCK CONCRETE, LLC PURCHASE AGREEMENT - Preliminary

Administrator Valiant introduced Sarah Swedburg to present the purchase agreement for Duininck Concrete, LLC in the Willmar Rail Park. Ms. Swedburg presented maps and material

to the Commission. The EDC has been interacting with Duininck Concrete since earlier this year and they are interested in accessing rail to bring in material in relation to their concrete business. Ms. Swedburg stated Duininck is interested in Spur #3 as well as the 13.6 acres north of this spur. Commissioner Dresler asked if it is known what type of material they will be transporting. Ms. Swedburg stated that it would be concrete powder and other materials. Commissioner Dresler brought up the question regarding how they plan to manage those materials and stated a concern about infiltration into the Hawk Creek waterway. Commissioner Holwerda raised concern also about what will be going into the air as well as will the sale hinder other ag industries from wanting to develop next to this. Commissioner Dresler brought up the question about how they will be unloading and transporting the material. He also asked about what the City's control measures are as far as material. Do we have anything in place regarding the height of mounds and setback requirements from Highway 12? Commissioner Fils-Aime asked what the alternative uses would be if not used for this purpose? Administrator Valiant stated that is unknown, however there are several companies interested in the Rail Park, mostly ag related. Further discussion regarding concerns of contamination, uses and timeline concluded.

Commissioner Marchand recommended moving this on to the City Council with the list of points and concerns. The Board unanimously approved recommending to the City Council the sale of city property to Duininck Concrete.

6. MISCELLANY

Commissioner Dresler stated he is working with Habitat for Humanity on a house move to High Ave Sperryville and the 30-foot setback. They may apply for a variance. Administrator Valiant advised that they look at redesigning the house and garage site plan on the 140' x 75' existing lot and submit pictures of the house that they want to move in. Commissioner Dresler will continue to work with them to get a site plan submitted.

7. ADJOURN

Commissioner Dresler motioned to adjourn at 7:07pm. It was seconded by Commissioner Holwerda. All members present voted aye. The motion carried. With no further business, the meeting was adjourned.