

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, AUGUST 15, 2018**

MINUTES

1. The Willmar Planning Commission met on Wednesday, August 15, 2018, at 7:00 p.m. at the Willmar City Offices Conference Room #1.

** Members Present: Steve Gardner, Rolf Standfuss, Jeff Kimpling, Dr. Jerry Kjergaard, Margaret Fleck, Cletus Frank, and Terry Sieck.

** Members Absent: Terry VanVeldhuizen, and Jonathan Marchand.

** Others Present: Sarah Anderson – Planner, Gus Wurdell – Willmar Redevelopment Co, LLC, Gene Platt – Willmar, MN.

2. MINUTES: Minutes of the August 1st, 2018 meeting were approved as presented.

3. SUBDIVISION ORDINANCE – FILE NO. 18-01: The public hearing opened at 7:01 p.m. Staff presented the final draft of the Subdivision Ordinance of the City of Willmar. The Commission has seen this Ordinance several times in smaller portions. The new Ordinance establishes regulations for the subdivision and platting of land within the City of Willmar, defining requirements for the preparation of plats, installation of improvements, park and open space dedication, approval and recording of plats, and penalties for violation of the Ordinance. The most notable changes include the addition of park dedication requirements and minor subdivision procedures, as well as general language and procedure updates.

No one appeared to speak for or against the request, and the public hearing closed at 7:13 p.m.

The Planning Commission reviewed and discussed the fee schedule which had not previously been drafted. Staff reviewed the City's costs for the various subdivision processes and what was previously charged.

The Planning Commission reviewed and made affirmative findings of fact as per Zoning Ordinance Section 9.E.3.a.1-7.

Mr. Standfuss made a motion, seconded by Mr. Kimpling to approve the Ordinance and forward it onto the City Council for Ordinance introduction and adoption.

The motion carried.

4. WILLMAR REDEVELOPMENT CO LLC REZONE AG TO R-4 – FILE NO. 18-06: Staff presented plans on behalf of the applicant Willmar Redevelopment Co LLC,

Willmar, MN a request to rezone property from Ag (Agriculture) to R-4 (Medium Density Multi-Family Residential). The property is described as follows: North 1655 feet of Northwest ¼ excluding the west 40 acres thereof, Section 12, Township 119, Range 35. Willmar Redevelopment Co LLC currently has a purchase agreement for the property contingent upon approvals for rezone and site plans. The company intends to expand the mobile home park (requiring a CUP) and potential develop multi-family housing on the eastern portion of the property in the future.

Gene Platt spoke in favor of the rezone and future development, stating that Willmar Redevelopment Co, LLC has done an excellent job cleaning up the mobile home park. Gus Wurdell added that they are working diligently to better educate their owners and tenants on best property management practices.

Seeing no others to speak for or against the request, the public hearing closed at 7:28 p.m.

The Planning Commission reviewed and discussed staff comments (see Attachment A).

The Commission inquired about plans for the site and intentions of development. Mr. Wurdell explained that site plans are in the preliminary stages, but expansion of the mobile home park is the first priority, as the current park is nearing full capacity.

Commissioners also discussed the unused BNSF rail spur in this area. They had concern about access limitations, but that does not affect the rezone at this time. It may alter development potentials for the very southeast corner of the property, but it a small portion of this 60 acre parcel, and does not limit the Commission's ability to approve the rezone.

Mr. Standfuss made a motion, seconded by Dr. Kjergaard, to approve the rezone and forward it onto City Council for Ordinance introduction and adoption.

The motion carried.

5. CABHS LAND SALE: The Planning Commission reviewed the Land Sale for a new State-Owned Child & Adolescent Behavioral Health Services Hospital. A small triangle of land is owned by the City, leftover from the creation of Transportation Drive NE. The property is zoned G/I (Government/Institution), which is an appropriate zone for the use of a State Hospital. The Commission has not seen site plans, but a Plan Review application will be submitted in the near future. The State and the City have agreed upon a purchase price of one (1) dollar.

Ms. Fleck made a motion, seconded by Mr. Sieck to recommend the Land Sale to the State of Minnesota to City Council.

6. USED AUTO PARTS SALES DRAFT TEXT AMENDMENT REVIEW: Staff presented a preliminary draft of a text amendment to allow the sale of used auto parts and scrap metal as a Conditional Use Permit in a GB (General Business) zone, per Planning

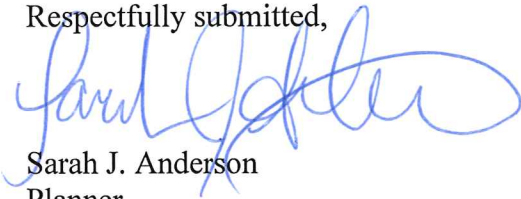
Commission request. The amendment would specifically limit the use to minor streets and no stacking of used vehicles would be allowed. As a CUP, the Commission would have the ability to require other conditions as necessary.

The Planning Commission discussed at length the draft idea and the findings of fact that would need to be found. They reviewed the interested party's specific plans brought to the August 1st meetings. Concern was raised that findings of fact would be difficult to make for this particular property. Staff showed the Commission other areas in town this use would be allowed – minor streets in GB zones, such as High Avenue. Staff also reminded commissioners that impound lots and auto parts sales are currently allowed in a GB zone.

After discussion, the Commission unanimously chose not to move forward with the amendment as they felt the use is most compatible in an industrial zone as currently allowed.

7. There being no further business to come before the Commission the meeting adjourned at 8:12 p.m.

Respectfully submitted,



Sarah J. Anderson
Planner

PLANNING COMMISSION – AUGUST 15, 2018

STAFF COMMENTS

1. WILLMAR REDEVELOPMENT CO LLC REZONE AG TO R-4 – FILE NO. 18-06:

- The applicant is Willmar Redevelopment Co, LLC by Gus Wurdell.
- The applicant is requesting a rezone from Ag (Agriculture) to R-4 (Medium Density Multi-Family Residential) on property described as: North 1655 feet of Northwest ¼ excluding the west 40 acres thereof, Section 12, Township 119, Range 35.
- The applicant is requesting the rezone to allow expansion of the mobile home park and multi-family housing.
- The surrounding properties are a mixture of residential and agriculture, and the Technology Campus is located directly north.
- No site plans have been submitted yet, but a CUP will be required for the expansion of the mobile home park.
- This rezone keeps with the intent of the Comprehensive Land Use plan for this to be a residential area.

RECOMMENDATION: Approve the rezone and forward it onto the City Council for Ordinance introduction and adoption.