



**WILLMAR PLANNING COMMISSION MEETING**

**THURSDAY, OCTOBER 5, 2023 @ 6:30 PM**

**City Hall**

**333 6Th Street SW**

**Willmar, MN 56201**

**AGENDA**

1. Call Meeting to Order
2. Roll Call
3. Proposed Additions or Deletions to Agenda
4. Minutes
  - A. Approval of Minutes
5. New Business
  - A. Call for a Public Hearing, Bethesda Preliminary Plat
  - B. Call for a Public Hearing, Bethesda PUD

**WILLMAR PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 20<sup>th</sup>, 2023  
515 2<sup>nd</sup> STREET SW, CONFERENCE ROOM 1  
MINUTES**

1. The Willmar Planning Commission met on Wednesday, September 20<sup>th</sup>, 2023, at 6:30pm at the City Hall.

**Members Present:** Stacy Holwerda, Steve Dresler, Christopher Buzzeo and Yvon Fils-Aime.

**Members Absent:** Chair Jonathan Marchand and Vice Chair Kelsey Vosika.

**Others Present:** Director Justice Walker, City Planner Guilherme Motta, Leslie Valiant and Jennifer Kotila.

Commissioner Dresler called for order at 6:32pm and started with the minutes from September 04<sup>th</sup> review. Commissioner Dresler asked if there were any questions regarding the minutes. No questions were asked. Commissioner Buzzeo motioned to approve the minutes and Commissioner Holwerda seconded. Commissioner Fils-Aime voted aye, Commissioner Holwerda voted aye, Commissioner Buzzeo voted aye, and Commissioner Dresler voted aye. The motion was approved.

Commissioner Dresler asked if there were any changes on the agenda. Director Walker said he would like to propose something regarding goats on miscellany and Administrator Valiant commented about changing the date for the next meeting from 4<sup>th</sup> to 5<sup>th</sup> October.

## **2. HENDRICKX SUBDIVISION – PRELIMINARY AND FINAL PLAT / PUBLIC HEARING – FILE 23-07.**

Director Walker overviewed the project according to agenda. He said the project needed to be sent to MnDot for comments and it is a major subdivision because it abuts Highway 12.

Public Hearing was opened at 6:40.

Commissioner Dresler and Director Walker asked if any comments from public. No one was present to comment.

Public Hearing was closed at 6:41.

Commissioner Dresler asked for questions from the commission. Buzzeo asked if it is a combination of lots. Mrs. Valiant asked the Commissioner Dresler if the 20<sup>th</sup> St would develop to north and he responded yes. Commissioner Buzzeo asked what the proposed development is, and commissioner Dresler responded it is commercial.

**Staff recommended in favor of the approval for major subdivision.**

**Commissioner Holwerda motioned to approve the major subdivision; Commissioner Fils-Aime seconded. Commissioner Fils-Aime voted aye, Commissioner Holwerda voted aye, Commissioner Dresler voted aye, and Commissioner Buzzeo voted aye. The motion was approved.**

### 3. MISCELLANY

- a. Director Walker told the Commission people are requesting to use goats for landscaping control in the city. He said they would like to know if it would be possible to display a license on site similar to a building permit. Commissioner Holwerda asked for how long would this be permitted and how many goats would be permitted. Commissioner Fils-Aime asked for location. Commissioner Dresler said they would come for a service and then leave the place and asked if the city has any rules regarding it. Director Walker said it would be allowed on Agricultural District. Commissioner Fils-Aime asked if neighbors are against it. Commissioner Holwerda said it is something for Agricultural and Industrial districts. Director Walker said it would be necessary a temporary fence on properties. Commissioner Dresler said it would be necessary standards if it is a temporary permit. Commissioner Buzzeo suggested permits for 24 hours. The Planning Commission indicated that they would be open to exploring an ordinance change to permit goats with certain performance standards.
- b. Commissioner Dresler asked if any other miscellany. Director Walker said he appreciated the experience with the Planning Commission because he is leaving his current job. City Planner Motta also thanked the Commission for the experience on the position. Commissioner Dresler thanked both and desired success for the new positions. Mrs. Valiant appreciated the work of both.

### 4. ADJOURN

Commissioner Buzzeo motioned to adjourn at 6:55pm. It was seconded by Commissioner Holwerda. All members present aye. The motion carried. With no further business, the meeting was adjourned.

Minutes presented by City Planner Guilherme Motta

**NOTICE OF PUBLIC HEARING FOR PRELIMINARY PLAT**

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, November 1, at 6:30 p.m. at the City of Willmar City Hall, 333 SW 6<sup>th</sup> Street Conference Room 1 (main floor), Willmar, MN, to conduct a public hearing to hear reasons for and against a preliminary plat for Bethesda 4<sup>th</sup> Addition on Willmar Ave SE on parcel 95-914-2610. All property owners in the vicinity of the above-described property are hereby notified of the public hearing that they may appear in person or be represented by counsel to be heard on this matter. If you would like to view the proposed project or relevant conditions, these items are available for review at Willmar City Hall, located at 333 6<sup>th</sup> ST SW. Please contact City Administration at 320-235-4913 if you have any questions.

October 11<sup>th</sup>, 2023  
Date

Leslie Valiant  
City Administrator

## NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, November 1, at 6:30 p.m. at the City of Willmar City Hall, 333 SW 6<sup>th</sup> Street Conference Room 1 (main floor), Willmar, MN, to conduct a public hearing to hear reasons for and against a Conditional Use Permit for Bethesda to construct a two-phased multi-family development of approximately 120 and 90 units, respectively, in the Bethesda on Willmar Ave SE on parcel 95-914-2610. All property owners in the vicinity of the above-described property are hereby notified of the public hearing that they may appear in person or be represented by counsel to be heard on this matter. If you would like to view the proposed project or relevant conditions, these items are available for review at Willmar City Hall, located at 333 6<sup>th</sup> ST SW. Please contact City Administration at 320-235-4913 if you have any questions.

October 11<sup>th</sup>, 2023  
Date

Leslie Valiant  
City Administrator