

**CITY OF WILLMAR
PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, SEPTEMBER 7TH, 2022
CONFERENCE
ROOM #1 CITY
OFFICE
BUILDING**

Chair: Jonathan Marchand

Vice Chair: Jeff Kimpling

Members: Cletus Frank, Steve Dresler, Stephanie Carlson, Stacy Holwerda, Kelsey Vosika, and Jasmine Miller.

AGENDA

1. Meeting to Called to Order
2. Minutes from the August 3, 2022 meeting
3. Minutes from the August 17th, 2022 meeting
4. Rockstep Re-Appportionment
5. Unique Opportunities Preliminary & Final Plat
6. Unique Opportunities Condition Use Permit
7. Ben Fischer House(Shed) Move
8. Clean Chicken Purchase Agreement
9. Skylark Mall Rezone Map Amendment
10. Popeye's Plan Review
11. WMU Construction
12. Miscellany
13. Adjourn

PLANNING COMMISSION –September 7th, 2022

STAFF COMMENTS

1. ROCKSTEP RE-APPORTIONMENT APPLICATION

- The applicant is Tim Jackson on behalf of Rockstep LLC, and he is requesting to re-apportion their assessments.
- Re-Apportion Amount being requested is \$68,252.40
- Rockstep Plaza 2nd Addition Lot 1, Lot 2, Lot 3, Lot 4, Lot 5

RECOMMENDATION:

Approve the re-apportionment of the assessments

2. UNIQUE OPPORTUNITIES PRELIMINARY & FINAL PLAT

- The applicant is Samuel Herzog and he is requesting a preliminary & final plat review of the property located at 1400 Lakeland Drive NE.
- The property is a 13.9-acre lot, currently zoned Agriculture.
- The purpose of the plat review is to allow for the construction of a 216-unit apartment complex.
- The Planning Commission has approved the rezone of the property from AG to R5
- All lot sizes and setbacks are met.
- The threshold for a multi-family housing development in R-5 is 24 unit.
- The proposed 216 unit will require a Conditional Use Permit application prior to the development.
- Deferred Assessments: \$33,479.43
- Some of the amenities expected in the proposed development are community rooms, rooftop patios, underground parking, workout rooms, green space, dog parks etc
- The applicant is proposing 432 parking stalls, 20 of which would be garages, and 144 would be underground parking stalls.

STAFF FINDINGS

- Sufficient Water & Sewer are available
- There is sufficient electricity to service the project as proposed. Changes will be needed along the South property line
- The Fire Chief has reviewed the plan, and has no issues. Fire hydrant locations will be determined at a later date.
- The Police Chief has reviewed the plans and noted that the hill could cause sight issues and lead to potential crashes with the entrance placement.
- The City Engineer has provided comments

3. BEN FISCHER SHED MOVE

- The applicant is Ben Fischer and he is requesting to move a shed located at 223 Benson Ave SE to his property located at 532 Benson Ave SE.
- The shed is currently in the General Industry district while the proposed final location is in the General Business district.
- The intended use of the shed is for a contractor shop
- The proposed new location of the shed can be accessed via Benson Ave SE
- Applicant has obtained an excavation permit on the new location
- Applicant has yet to determine the house move date
- The Planning Commission can assign a performance bond or other security to ensure that the necessary improvements are completed and done in a timely fashion.

RECOMMENDATION: Approve the shed move, and a request the maximum to bond amount to be held until completion of the project. Set the condition that the project must be completed by November 1st 2022.

4. SKYLARK MALL REZONE INTRODUCTION

- Staff has expressed the desire to dissolve the Shopping Center District entirely.
- Uptown Willmar has rezoned their property
- Skylark Mall contacted staff earlier this summer about possibly rezoning property.
- Skylark Mall submitted an application for a map amendment on August 10th
- This meeting is intended to be the preliminary discussion of their rezoning.
- Notices will go out following this meeting to hold the public hearing and consider the rezone at the next Planning Commission meeting on September 21st.

FINDINGS:

General Business will allow them to continue business as usual, and will not place any extra hurdles for Skylark Mall, their tenants, or any potential tenants of the mall. The General Business district has a lot of overlap with the Shopping District for uses, and provides more flexibility in some cases. The end goal of this rezone is update the General Business district to accommodate large scale retail.

5. CLEAN CHICKEN PURCHASE AGREEMENT INTRODUCTION

- Clean Chicken wants to build a meat-processing facility in the Willmar Industrial Park Fourth Addition
- They have also expressed their desire to purchase a 2.2 acre of shovel-ready parcel in the Willmar Industrial Park.
- The purchase agreement price of \$65,300.09 is the full price for those parcels, and is the price offered by Council.
- Staff has shared the purchase agreement with Clean Chickens for their review.
- Council could hold the public hearing on the purchase agreement at their September 19th meeting

FINDINGS

Staff is waiting on input for any changes from the buyers, and for further direction from Council.

6. POPEYE'S PLAN REVIEW - INTRODUCTION

- Staff was contacted by the Popeye's development team for this project early in 2022
- The applicant is proposing a fast food restaurant with a drive through located at the north east corner of Willmar Ave & First St intersection
- This property is zoned as General Business, and will eventually serve as the transition from large scale retail to neighborhood scale retail
- They are proposing a total of 14 parking spaces with 2 handicap accessible stalls
- Right in right out access on 1st ST; Right out with full access in on Willmar Ave.
- A utility and landscaping plan has been provided as well.

FINDINGS

Staff is currently getting comments from necessary department heads and stakeholders in preparation for a decision on the project

7. WMU WATER TREATMENT PLANT

- WMU is in the process of upgrading the water treatment plant on Lakeland Dr NE
- This property is zoned government, and all municipal utility facilities built in the government district require a plan review.

8. MISCELLANY

- THC Sales Zoning
- Planner Position Update
- Comp Plan
- Ordinance Changes

9. ADJOURN

