

**Planning Commission Minutes**  
**Monday, August 6, 2018**  
**5:00 p.m. Council Chambers**

Chair Peroutka called the Cokato Planning Commission to order at 6:00 p.m. on Monday, August 6, 2018 in the Council Chambers. Members present were Peroutka, Nelson, Jones, Harju, and Wilson. Also present was City Administrator Annita Smythe and members of the public.

**Approval of Agenda**

**MOTION** by Jones to approve agenda as presented, seconded by Harju. All voted aye. **Motion carried.**

**Public Hearing – Lot Split & Variance – Elim Mission Church**

Public Hearing was opened at 6:02 p.m.

Administrator Smythe gave a brief summary of the request. Elim Mission Church are in the process of selling their existing property to raise funds for the construction of their new facility. To help facilitate the sale, they would like to split off the part of their property where the current parsonage home sits, so that they can separately sell that parcel. Because this constitutes a change to an existing non-conforming parcel related to off-street parking, they are also requesting a variance from the off-street parking requirements. The proposed split would include 4 existing parking parcels going with the parsonage home property.

Chair Peroutka questioned why the 4 parking spaces were being included with the parsonage property if the remainder church property already did not meet the parking requirements. Bob Sievert from Elim Church explained that these spaces were included so that the parsonage property could have some sort of yard, as it currently has almost none. They thought it would help to better market that property. In addition, they do not know if the remainder parcel will continue as a church, as there is not a current buyer.

In reviewing the survey, other members noted that the proposed lot split does not appear to meet side setback requirements for the home or garage on the west side. There was discussion on whether or not it made more sense to adjust the lot line on the survey to add the approximately 1.5 feet that it was short, or to postpone the discussion for a new public hearing and variance for the setback requirements. Mr. Sievert decided to go back to the church with the proposal to adjust the lot line on the survey.

Public Hearing was closed at 6:20 p.m.

**MOTION** by Wilson to table for new survey, seconded by Nelson, all voted aye. **Motion carried.**

**Public Hearing – Amendment to Zoning Ordinance**

Public Hearing was opened at 6:25 p.m.

Administrator Smythe explained that she had received a question about our parking requirements for another project, and there was a concern that we had not amended our ordinance following the Shopko project, as the current ordinance does not match the variance granted to Shopko. So, the draft ordinance was updated to reflect the Shopko standard.

Chair Peroutka stated that we actually did amend the ordinance after the Shopko project, and that the current standard is more lenient than what was required of Shopko. He does not believe we need to take any action on this item. Member concurred.

Public Hearing was closed at 6:32 p.m.

**MOTION** by Peroutka to decline to adopt the proposed ordinance, seconded by Nelson, all voted aye. **Motion carried.**

### **Set Meeting Date**

Next meeting is scheduled for August 20, 2018 at 3:00 p.m. at City Hall.

### **Approval of Minutes from July 18, 2018 Work Session Meeting**

**MOTION** by Jones to approve minutes as presented, seconded by Wilson, all voted aye. **Motion carried.**

### **Reports**

Smythe provided a brief update on a handful of other proposals, including the proposed food truck. There was also some discussion of the mobile home ordinance as preparation for the next meeting. Smythe has received copies of ordinances from Buffalo and Dassel, both of which appear very similar to ours.

### **Adjournment**

**MOTION** to adjourn was made by Jones, seconded by Wilson, all voted aye. **Motion carried.** Meeting adjourned at 6:43 p.m.

Attest:

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Annita M. Smythe, City Administrator