

Planning Commission Minutes
Monday, November 5, 2018
5:00 p.m. Council Chambers

Chair Peroutka called the Cokato Planning Commission to order at 5:00 p.m. on Monday, November 5, 2018 in the Council Chambers. Members present were Peroutka, Harju, Jones, and Wilson. Member Nelson was absent. Also present were City Administrator Annita Smythe and members of the public.

Approval of Agenda

Smythe explained that a citizen may be appearing at the end of the meeting for public forum.

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

Public Hearing for Rezoning and Conditional Use Permit – 350 Jenks Ave SW

Public hearing was opened at 5:04 p.m.

Administrator Smythe gave an overview of the application. The city is a joint applicant with Brent Minkkinen of Minkkinen Iron. Applicants are requesting to rezone the old fire hall property from its current **C1 – Downtown Business District** to **I-Industrial** to allow sale of the property to Minkkinen Iron for the purpose of operating a powder-coating business, which is an industrial use. All uses in the Industrial zoning district require a Conditional Use Permit.

The surrounding area is a mixture of industrial, commercial, and residential uses. The adjacent property to the southwest is a residential apartment complex, although it is zoned as a commercial use. The subject property is directly across the street from Minkkinen's existing businesses, which are leased properties, currently zoned I-Industrial. Mr. Minkkinen explained that this process utilizes electrostatic powder cured in an oven, and does not use hazardous materials. It will be a quieter process than his existing business across the street, and will not involve any sand-blasting. It will have fairly low water use, but may require pre-treatment before outletting to sanitary sewer due to phosphorus concerns. Mr. Minkkinen is also aware of the city's requirements for screening between commercial and residential areas. The majority of the property already is screened from the residential area.

Member Wilson asked how much area there is for this business and his other existing businesses. This property is about 5,000 square feet, his other leased properties are about 18,000 square feet, and he would eventually like to construct a new facility of about 70,000 square feet.

No staff recommendation was submitted for this request, as the city is an applicant.

There were no other comments from the public, and no written comments submitted.

The public hearing was closed at 5:08 p.m.

Discussion & Recommendation – Rezoning and Conditional Use Permit – 350 Jenks Ave SW

Members had no further discussion.

MOTION by Wilson to recommend approval of the rezoning and conditional use permit, seconded by Jones, all voted aye. **Motion carried.**

Approval of Minutes from October 1, 2018 Meeting

MOTION by Harju to approve the minutes as presented, seconded by Peroutka, all voted aye. **Motion carried.**

Set Meeting Date

Next meeting is to be determined.

Public Forum

Charles Christensen from Charles Christensen Jr. Construction, appeared in the Public Forum to get information from members about the possibility of applying for a variance on behalf of a local resident. The resident is considering building a garage closer than the permitted 5 foot side yard setback. Members raised several concerns, including concerns about the ability to maintain the building, fire concerns due to the neighbor's garage being so close to the lot line and proposed building area, and questions about whether or not the owners have explored all other options to avoid a variance. Mr. Christensen will consult with the owners and explain the concerns. A variance application has not yet been submitted; the contractor was seeking information to share with his clients. No further action taken.

Adjournment

MOTION to adjourn was made by Jones, seconded by Harju, all voted aye. **Motion carried.** Meeting adjourned at 5:34 p.m.

Attest:

Annita M. Smythe, City Administrator