

City of Nowthen
PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 26, 2021
AGENDA
7 PM
Via WebEx

Present: Dale Ames, Chairman Rob Schiller
Kelly Pearo Harold Jorgensen
Jeff Pilon, Council Liaison

Others: Liz Stockman, City Planner

Meeting Called to Order at 7:07 pm by Dale Ames.

The pledge was said. Ames said that the first item of business was to elect a Chairman & a Vice Chairman. Jorgensen nominated Ames as Chairman. Unanimous approval.

Ames nominated Jorgensen as Vice Chairman. Unanimous approval.

Roll Call was taken.

Motion by Ames; 2nd by Pearo to Approve tonight's meeting agenda of January 26, 2021.

Motion by Pearo; 2nd by Jorgensen to Approve the Planning & Zoning Meeting minutes of November 24, 2020.

- 1. PUBLIC HEARING, continued from November 24, 2020 meeting – A SUBDIVISION** by the Leistico Estate at 21413 Nowthen Blvd to subdivide 3 existing lots into 4 parcels for the purpose of distributing land among family members and separating the farmstead from the balance of land.

Motion by Ames; 2nd by Pearo to continue the public hearing until February 23, 2021 Planning & Zoning Meeting.

Planner Stockman reported that she is expecting this to be on the February Agenda, as new revised plans have been received.

- 2. PUBLIC HEARING, Phase Two Name Brand Storage – A CONDITIONAL USE PERMIT & SITE PLAN** by Josh Peterson for property owned at 8335/8359 Viking Boulevard to allow multiple buildings on a single parcel, and for a MINOR SUBDIVISION (lot line reconfiguration) to allow Phase Two of the Name Brand Storage Facility (PIDs# 20-33-25-43-0012, 20-33-25-43-0013) to be developed on existing industrial land.

Planner Stockman presented her Report. Peterson is requesting approval for both Phase 2 & 3 at this time, to expedite the process. The City Engineer is concerned about the existing alignment of driveways and turning radii, as it may not be suitable for large fire trucks. Proposed buildings may need to be shortened to allow for a 42 ft. radius. Chief Schmidt will review the site layout and make recommendations. Discussion about wetland impacts not addressed, stormwater calculations being insufficient, possible hammerhead in the ROW of the future street, and the location of the proposed fence and gate. Peterson will revise his plans and resubmit for approval.

PUBLIC HEARING OPENED AT 7:28 PM – NO PUBLIC COMMENTS
CLERK VERIFIED THAT ALL REQUIRED PUBLICATIONS AND MAILINGS HAD BEEN COMPLETED.

MOTION BY AMES; 2ND BY SCHILLER TO CONTINUE PUBLIC HEARING TO THE FEBRUARY 23, 2021 PLANNING & ZONING COMMISSION MEETING. ROLL CALL VOTE UNANIMOUS. MOTION CARRIED.

3. CONCEPT PLAN REVIEW, Schmidtbauer – 7820 Viking Blvd. (PID 28-33-25-22-0006)

Conceptual development plan for 21.55 acres located in the southeast quadrant of Viking Boulevard and Nowthen Boulevard for the creation of 3 commercial/industrial lots and consideration of possible rezoning request from C-1, Commercial to I-1, Industrial.

Planner Stockman presented her Report. It is a tough site, considering wetlands and the presence of the church there. Not as much visibility and no marketability with any of the lots as existing now. Neither the church nor Mahutga's are interested in selling at this point to allow for more maneuverability. Rezoning may not need Comp Plan amendment. Schmidtbauer's first option is to rezone all of to industrial, wrapping behind the church, excludes the existing residence to the south. Option 2 allows for 2 high visibility Commercial parcels along Viking Blvd and Nowthen Blvd, and an Industrial lot in the back corner. Option 3 allows one commercial lot with high visibility along Viking Blvd, and the area to the south being rezoned as Industrial, with access potential from Nowthen Blvd.

Schiller asked why this could not all be zoned industrial. Stockman responded that the long term plan is to preserve land for potential commercial as much as possible. There was previously a 40 acre parcel that was included, but it was removed in the 2040 Comp Plan. Exhibit 1, Land Use Policies from the 2040 Comp Plan, includes a plan for the City Center in this area eventually. Planner Stockman's recommendation is to add some industrial use in the back of the lot. She feels strongly that the parcels that touch the roadways should be left commercial. Schiller & Pearo like Option 2. Ames is concerned that we are giving up some commercial property. Pearo asked if does change to industrial, could it be changed back to commercial. Stockman said that is possible.

Stockman said that industrial use impacts on residential neighbors would require 100-foot buffer, which is already largely in place naturally with the wetlands. Industrial uses are generally better neighbors than commercial uses.

Schmidtbauer said that Option 2 is not economically feasible when you factor in making a road through an empty commercial lot into the industrial section. Pearo asked how many lots were planned. Schmidtbauer responded that the 4 commercial lots could potentially turn into 5 industrial lots. EG Rude Co, concluded that there is no feasible way to access the industrial area in the back, if the parcels abutting the roadways remain commercial. There is no demand for commercial land in Nowthen at this time. Option 3 would be feasible for him to make a road access from Nowthen Blvd, and the commercial lots along Viking Blvd would sit vacant for the foreseeable next decade or two. Pearo & Schiller are ok with Option 3, considering current demands. Jorgensen said to keep in mind that Viking Blvd/CSAH 22 may not be a county road forever. It may be a state hwy. The rest of the considerations can be juggled to make it financially suitable for development. Jorgensen is agreeable with Option 3 at this time.

No formal motion is needed at this time. A Public hearing will be noticed if Schmidtbauer desires to move forward. Schmidtbauer will take the comments and make decisions to present formally.

4. MINOR SUBDIVISION, Joe Green – 5259 Viking Blvd. (PID 24-33-25-43-0002)
Joe Green and Kent Roessler are requesting subdivision of a 60.56 acre parcel to split off a 10 acre parcel which encompasses the house and accessory buildings.

Planner Stockman presented her Report. Green wants to purchase the parcel from Roessler. Initial plan was to split Administratively, but with frontage road and future development factors, this needed to go through the approval process. County & State had no significant comments, as no development changes are recommended at this time. They are trusting that the City will make the right decision.

Applicant Representative Alan Hamel said they are asking for a very simple lot split. It appears that the only question is regarding the service road concept. Hamel is a city planner and developer. He has never had a request for an easement for a possible roadway, based on a development concept plan for who knows when. The dedication of an easement, based on a concept, does not make any sense at all. The City will be dealing with this property for decades – probably 30-50 years – to develop this area. The roadway easement may need to be vacated at some point in the future. He recommends deleting conditions 2,3,4 & 5 from the findings, and approving the lot split request at this time. The likelihood of the roadway being exactly as proposed now is very little. He has been through a multitude of developments over the years, and this requirement is unheard of in his experience.

Pearo said there is no hindrance to designating the easement at this time, as it will not hinder the land from being farmed. Jorgensen said that if it is a county or state road, they will come in and purchase the land they need. They will not buy the land until they are ready to use it.

Stockman agrees that it is hard to pinpoint the location of the road, but the intent is to serve all the industrial land to the north of this area. The easement dedication at least insures access and the ability to negotiate with owners in the future. Hamel explained that the concept is the road plan. The lot split is just a plain lot split with no land use changes.

Stockman said the Commission needs to decide if it is going to recommend requiring the easements or if it will recommend approving the lot split as requested.

AMES MADE THE MOTION TO GO ALONG WITH THE ROAD CONCEPT PLAN SUBMITTED BY PLANNER STOCKMAN. MOTION FAILED FOR LACK OF A 2ND. JORGENSEN MADE THE MOTION TO APPROVE THE LOT SPLIT WITHOUT THE ROAD CONCEPT PLAN AND EASEMENT DEDICATION, REMOVING CONDITIONS 2, 3, 4, & 5 AS REQUESTED.

Jorgensen said the road concept is a guess. There are too many unknowns to try to dedicate the easement at this time. **SCHILLER 2ND.**

ROLL CALL VOTE. AYES: JORGENSEN, SCHILLER, PEARO; NAY: AMES. MOTION CARRIED.

5. UPCOMING PROJECTS:

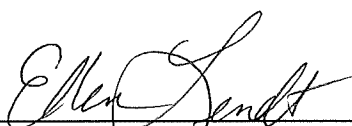
- a. Leistico Final Plat & Street Paving Deferral
- b. Cote Lot Split (west of Mueller property on 201st Ave) & Flag Lot CUP
- c. Carr's Tree Service?
- d. Volunteers of America?

Planner Stockman presented the upcoming projects list for future consideration. There are 4 upcoming projects, and zoning applications are coming in steadily. Stockman presented the idea of having 2 PZ Meetings in February, as there are no Park & Rec or Road & Bridge Committee meetings any longer. Commission members & liaison would all be willing to have meetings on the 3rd and 4th Tuesdays in February.


Pilon said the Council will make the decision whether to have in person or on line meetings, as the Governor's order states that government bodies may meet in person if needed.

Motion to Adjourn by Jorgensen; 2nd by Pearo. All in favor. Meeting adjourned at 8:29 PM.

Respectfully Submitted,



Ellen Lendt, Deputy Clerk



Dale Ames, Chairman