



LE SUEUR PLANNING COMMISSION

City Council Chambers
203 South Second Street

SPECIAL MEETING AGENDA

Thursday, June 6, 2019
6 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - 3.1. March 14, 2019
4. New Business
 - 4.1. New Member – Melissa Huntington
 - 4.2. Zoning Code Update – Nate Sparks
5. Other Business
 - 5.1 City Council Report
6. Miscellaneous
7. Adjournment – Next Meeting June 13, 2019



LE SUEUR PLANNING COMMISSION
MEETING MINUTES
Thursday, March 14, 2019

A meeting of the Planning Commission was held on Thursday, March 14, 2019 at 6 p.m. in the Council Chambers with the following attendees: Scott Schlueter, Jack Roberts, Teresa Tebbe, Nic Williams, and Dan Ryerson. Members absent: Annette Pruitt-Rogers and Ryan Scherer. Councilman Krogmann and Samantha DiMaggio, Community Development Director, were also in attendance.

A **motion** was made by Member Tebbe, seconded by Member Williams, to approve the agenda as written. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

A **motion** was made by Member Roberts, seconded by Member Williams to approve the minutes from February 14, 2019. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

A **motion** was made by Member Tebbe, seconded by Member Ryerson to approve the minutes from February 28, 2019. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 4.1, Public Hearing for BP Motors: A Public Hearing was held by the Planning Commission to review the Conditional Use Permit Request by BP Motors, located at 31061 Forest Prairie Road. BP Motors is requesting the Conditional Use permit to operate an auto sales and service facility at this location. A **motion** was made by Member Roberts, seconded Member Williams, to recommend approval of the Conditional Use Permit to the City Council. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 4.2, Public Hearing for CommonBond: A Public Hearing was held by the Planning Commission to review the applications made by CommonBond for Rezoning, Planned Unit Development (PUD) Preliminary Development Plan and the Preliminary Plat for Phase II of Le Sueur Meadows Development located at 429 Turril Street. A **motion** was made by Member Tebbe, seconded Member Williams, to recommend approval to the City Council on the requested Rezoning of the site to R-4, the Preliminary Plat and the Planned Unit Development/Conditional Use Permit excluding E. 1 (A minimum of two or more separately owned units in at least one principal structure is proposed). Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Item 5, City Council Report: Council Member Krogmann shared the Policy and Procedure manual recommended by the Planning Commission has been adopted by the City Council.

A **motion** by Member Tebbe, seconded by Member Roberts to adjourn until May 9, 2019. Voting in favor: Members Schlueter, Tebbe, Roberts, Ryerson and Williams. Voting no: None. Motion carried.

Respectfully submitted,
Samantha DiMaggio, Community Development Director



Planning Commission Item 4.2

TO: Le Sueur Planning Commission
Samantha DiMaggio, Community Development Director

FROM: Nate Sparks

DATE: May 9, 2019

RE: Zoning Code Update

PURPOSE/ACTION REQUESTED

The Planning Commission will review the proposed changes to the zoning code and map.

SUMMARY

The Zoning Districts and Zoning Map are being updated. A draft map is included for your review. The districts are also included for your review. The districts are proposed to have some mild revisions. Property that is used or planned to be used for multi-family is zoned as such. Single family neighborhoods are then protected from intrusion by multi-family uses. The C-I District is split into B-2 and I-1 to separate the uses. A PUD and Institutional District are each being prepared.

RECOMMENDATION

Staff recommends the Planning Commission review the attached information, listen to the presentation and have a discussion on the districts at the meeting.