

## **PLANNING COMMISSION WORKSHOP**

Wednesday, February 5, 2020

### **#1 Call to Order**

Planning Commission Chair Gorham called the Planning Commission Workshop to order at 6:00 p.m. in the training room of the fire department.

Noted present were Commissioners Duval, Gorham, Foley, and Kallroos. Commissioner Woodward and Council Liaison Lambert were noted as absent. Community Development Director Chanski, Ashley Kaisershot from Sourcewell and James Kramvik, permit technician were also noted as present.

### **#2 Approval/Change Agenda**

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND KALLROOS, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

Community Development Director Chanski introduced James Kramvik to the commission, who is the new permit technician hired at City Hall. He stated Mr. Kramvik will be learning more about planning and zoning in the City this summer.

### **#3 Discussion - Mini-Storage as a Conditional Use in B-4 Districts**

Community Development Director Chanski explained the City is working with Crow Wing County on the reconstruction of northwest 4<sup>th</sup> Street and Riverside Drive. He stated part of the project is to acquire the necessary parcels for easements. He said the City made an offer for parcel 41040506, which is located at the intersection of northwest 4<sup>th</sup> and Jackson Street. He stated this led to the counteroffer from the owner to allow the construction of mini-storage units on the property between northwest 4<sup>th</sup> and northwest 2<sup>nd</sup> Streets and between James and Jackson Streets.

Community Development Director Chanski stated the property is currently zoned R-3 High Density Residential. He explained mini-storage units are only allowed as a conditional use in I-1 Light Industrial Districts. He said he does not feel the I-1 designation is appropriate for this property due to being adjacent to residential districts. Current and future land use maps were distributed to the Commission as well as the shore management district map. Community Development Director Chanski provided recommended text for the proposed amendment that was drafted using some of the language in the I-1 district as. He stated the staff recommended option would be to proceed as follows if the commission chooses:

- Amend Section 515-63: B-4 General Business District of the zoning code to allow mini-storage units as a conditional use
- Direct the property owner to submit a rezoning application to rezone their property from an R-3 to a B-4
- Direct the property owner to apply for a conditional use permit

Commission discussion took place.

After a lengthy discussion regarding the topography of the property, the neighboring zoning districts and goals of the newly adopted comprehensive plan, commissioners determined this is not a good use of this property and would not recommend approval.

Commissioner Duval suggested a counteroffer to the property owner for a potential housing project. Community Development Director Chanski stated this is a great opportunity to put the comprehensive plan into action. He will work with Commissioner Duval to draft a letter to the Council with the reasons why this use does not follow the comprehensive plan.

#### **#4 Discussion – Comprehensive Plan Implementation**

Community Development Director Chanski started discussion regarding the implementation and the goals of the commission for 2020. He suggested the first priorities to be the zoning code update which includes revising the future land use map.

Ashley Kaisershot explained the future land use map will not change dramatically and it would not be a parcel by parcel designation. She said it would be general, larger groupings and can be a flexible tool to help guide in planning. She reviewed some ideas of how to proceed with the creation of a new land use map.

Commissioners shared ideas and discussion.

Community Development Director Chanski will provide the Commission with a “blank” map for them to work individually on how they see the different divisions in zoning districts. The Commission will bring their maps back to the February 19<sup>th</sup> meeting for discussion.

#### **#5 Discussion – Zoning Code Update**

Community Development Director Chanski explained the first step may be to bring in a firm to assist in educating the Commission on how to start on a zoning code revision. He stated the zoning code matrix that was started in 2017 was provided in the packet and can be used as a starting point.

Commissioners decided they would like to receive more education and information from speakers willing to attend a meeting and share knowledge with the group.

#### **#6 Adjourn**

The Chair adjourned at 8:15 p.m.

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Don Gorham, Planning Commission Chair