

Pursuant to due call and notice thereof, the Regular Meeting of the Planning and Zoning Commission was held on Monday, November 18, 2024, at 6:00 P.M.

Members Present: Commissioners Dan Jurek, Jim Petersen, Shellie Wynn, Troy Patrick, Noah Goedker; Mitch Hinnenkamp, Sourcewell; Justin Burslie, Sourcewell; David Chanski, Interim Administrator Clerk Treasurer; Samantha Wodarz, Utility Billing Clerk

Members Absent: Commissioner Zender

1. Call Regular Meeting to Order

Chairperson Patrick called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

Chairperson Patrick led with the Pledge of Allegiance.

3. Additions or Deletions to the Agenda

None

4. Open Forum

None

5. Approval of Minutes

A. October 21, 2024, Regular Meeting

MOTION BY COMMISSIONER GOEDKER AND SECONDED BY COMMISSIONER PETERSON TO APPROVE THE MINUTES. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, JUREK, AND GOEDKER. THOSE VOTING NAY: NONE. MOTION CARRIED.

6. New Business

A. Electric Vehicle Charging Stations inquiry

Hinnenkamp received an inquiry to put in a charging station at the THC business in town, removing the gas station infrastructure and replacing it with the car chargers. Currently, our land use ordinance nor the city code for Crosby does not speak for charging stations. He wanted to see how the commission felt on that; options would have them permitted as

assessor structures or go through a full code amendment creating standards prior to allowing them to be put in place. Currently, a conditional use permit would be needed under the commercial use other category.

Discussion on what state involvement would be, power company involvement, power infrastructure, and who would collect funds and handle the stations. There were a lot of questions that could not be answered.

Goedker asked for more information and some framework around the topic for future discussion. Mitch will gather more information and put a packet together for the next meeting.

7. Public Hearing

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER PETERSEN TO OPEN THE PUBLIC HEARING AT 6:15PM. A ROLL CALL VOTE: ALL VOTED AYE. MOTION CARRIED.

A. Rezone Application 24-03 (Third Street NE properties rezone from (I)to (R-1)

Jamie Lee is a property owner north of the properties north of the properties that are looking at to be rezoned. He has background on these properties; if they have any questions, he could answer them; he is not opposed to the rezone. It failed the last time when it was up to be rezoned due to short-term rental properties on 4th street not liking the industrial area across the street from them and trying to change it all to residential.

Patrick stated all they are looking at are the residential houses on 3rd street that are labeled as industrial; they are trying to get the zoning map to align with the current use state.

Wynn was concerned that no trucks allowed will show up on the residential street. Jamie answered that he only uses the current truck-approved routes, which are Cross Avenue running north and south and 4th street running east and west.

Petersen verified with Hinnenkamp that the whole block is residential housing, and there is no commercial business in the area. This will make it easier for the homeowners to do updates to their home without having to go through the commercial conditional use permitting process. There are 5 homes on the block on small lots.

Wynn still has concern for limiting the commercial availability, as the city is running out of commercial space. She is still concerned about the road being shut down to the business here.

There was a discussion on rezoning as an R2 versus R1.

MOTION BY COMMISSIONER PETERSEN AND SECONDED BY COMMISSIONER GOEDKER TO CONTINUE TO REZONE AS R1. A ROLL CALL VOTE: VOTED AYE: COMMISSIONERS PETERSEN, PATRICK, JUREK, AND GOEDKER. VOTED NAY: COMMISSIONER WYNN. MOTION CARRIED.

Proper motion should have been based on the finding of the facts, amend the motion to include the finding of the facts.

MOTION BY COMMISSIONER PETERSEN AND SECONDED BY COMMISSIONER GOEDKER TO AMEND THE MOTION TO INCLUDE THE FINDING OF THE FACTS. A ROLL CALL VOTE: VOTED AYE: COMMISSIONERS PETERSEN, PATRICK, JUREK, AND GOEDKER. VOTED NAY: COMMISSIONER WYNN. MOTION CARRIED.

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER PETERSEN TO CLOSE THE PUBLIC HEARING AT 6:45. A ROLL CALL VOTE: ALL VOTED AYE.

8. Old Business

Hinnenkamp stated that the Cannabis subcommittee meeting is scheduled for Wednesday. The next planning commission meeting will have more information and some guidance from the subcommittee as far as the planning commission role. The commission will be focused on the zoning portions, such as the land use matrix amendment.

9. Staff Report/Upcoming Applications


Hinnenkamp stated that there is no upcoming application. They did close a minor enforcement; a carport was put up, and they took it down. Permits have slowed down; they have had one application in the last month.

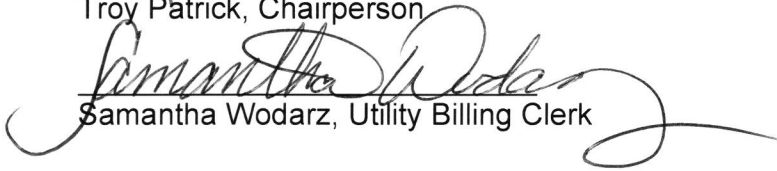
10. Commissioners' Questions/Comments

Patrick reminded the commissioners that he is the one representing them on the cannabis commission. Let Mitch know if they have any questions or concerns for him to bring up at the meeting.

11. Adjournment

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER JUREK TO ADJOURN AT 6:54 P.M. A VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, JUREK, AND GOEDKER. MOTION CARRIED.



Troy Patrick, Chairperson
Samantha Wodarz, Utility Billing Clerk