

Members Present: Commissioners Petersen, Wynn, Patrick, Zender, Goedker and Hart; Mitch Hinnenkamp Sourcewell; Trish Harren, City Administrator; Samantha Wodarz, Utility Billing Clerk

Members Absent: Hart

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. May June 16, 2025, Regular Meeting

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

6. Public Hearing(s)

None

7. New Business

A. Impervious Surface Coverage in the Industrial District.

The current impervious surface limit for industrial parcels is at 25% or permitted at 50% with an appropriate stormwater management plan and a CUP. Discussion on whether an ordinance amendment should be considered for the next meeting, to increase the percentage and or change the stormwater engineer requirements.

i. Increase in Impervious surface coverage allowed?

Mitch discussed the stormwater management changes and changing the impervious to a larger percent impervious, as many other nearby cities have a larger percent.

The commissioners had an in-depth conversation.

Patrick stated that they need to look at the definition of impervious, because based on the definition the Rapp building used as an example would be already at 100%.

Petersen requested that they keep the engineered stormwater plan, if residents are required to have one, so should a business.

B. Ordinance Amendment Subcommittee?

Hinnenkamp wanted to see if the commission was open to having an Ordinance Amendment Subcommittee.

i. 2,2,2 PC, Council, Staff?

Hinnenkamp wanted to know if they would like to create a subcommittee.

He would like to have 2 members of the planning commission, 2 members of the council, and 2 staff members that would be himself and one other city staff member. Item C is an example of the topics this committee will be looking at.

Petersen clarified the purpose would be to streamline the process.

MOTION BY COMMISSIONER GOEDKER AND SECONDED BY COMMISSIONER PETERSEN TO SUGGEST TO THE CITY COUNCIL OF AN ESTABLISHMENT OF A SUBCOMMITTEE. A VOICE VOTE THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER AND GOEDKER. THOSE VOTING NAY: NONE. MOTION CARRIED.

APENDED THE PERVIOUS MOTION TO INVCLUDE GOEDKER AND PETERSEN PLANNING AND ZONING REPERSENTIVES. A VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER AND GOEDKER. THOSE VOTING NAY: NONE. MOTION CARRIED.

C. Ordinance clean-up preliminary discussion/priority ranking.

Leaving for the subcommittee

i. Patios*

1. In Shoreland Overlay
2. Outside Shoreland Overlay

- ii. Shouse/Barndominium discussion. *
- iii. Riprap
- iv. Sand Blankets/Beaches*
- v. Manufactured home minimum width requirements.

1. § 154.317 AUTHORIZED PLACEMENT. Vs § 154.319 PLACEMENT IN RESIDENTIAL ZONES.

- vi. Add Language to prevent Storage Units facilities and Storage Yards in B-1, B-2, and Residential?

- vii. Overlay Districts and Conflicting Regulations/setback

1. § 154.069 (B) adopt more restrictive requirements with the exception of B-1 Setbacks

- viii. Telecommunication Towers?

- ix. Parking/Loading Requirements

1. B-1 Upper Level Dwellings?

- x. Signs?

1. All freestanding signs require a building permit

D. Shouses/Barndominium*

Hinnenkamp stated they have an active project that is in consideration of putting up Shouses/Barndominium. He is looking to get an interpretation from the planning commission whether the language in the ordinance allows or disallows these structures.

- i. Allowed as a single-family residential dwelling or prohibited?

The only place in the ordinance that states anything is ordinance 154.210 (B) that states No garage, recreational vehicle, tent, or accessory building shall at any time be used as a residence or dwelling unit, temporarily or permanently. Discussion on how this can be interpreted gets a little gray, and what these features look like, size, and so on. After an in-depth conversation, this is going to be passed to the subcommittee.

8. Old Business

A. Mixed Use Zoning District

Hinnenkamp included a rough draft of the downtown Mixed Use District Ordinance. There are a few items highlighted that are for discussion.

1) Compatibility calls out for the future multi-family and highway commercial district zones. If they allow single and two family, it makes sense to allow multi-family and allowing highway commercial which would act as a buffer zone.

2) Mixed use parking: if commercial and no residential they can use street parking. If there are residential units, they have to meet the City Ordinance for off-street parking. When possible off-street parking must be located at the rear of the building and screened from the public.

Patrick asked who determines when it is possible or not. Hinnenkamp said that is to be determined.

3) Building Design: Hinnenkamp included this as an example and is more for commercial features.

Goedker asked for the design code for Nisswa to compare to; it will be brought to the next meeting.

Discussed if we have historic character and what it would look like. How would they implement the build to line. B1 district has a setback of 0, and the R1, R2 have a 20ft set back from front, 10 ft. rear, and 5 ft. from the sides. Landscaping a minimum of 10% of the lot that is landscape, language going to be removed.

B. Multifamily Dwellings and the CBD

Hinnenkamp went over the two different terminologies and would like the impute from the commissioners if they liked one over the other:

i. Subordinate Residential

ii. Residential Above/Behind Commercial (RABC)

Patrick likes option two as it states residential and commercial in the title whereas the 1st option just states residential, you have to go into the language to see the commercial aspect.

With discussion they commissioners would like to have commercial to be listed first as it is the primary, such as Commercial with residential behind/above (CRAB). Hinnenkamp stated he will modify the ordinance and come up with more names for the August's meeting.

C. Architectural Standards in the Historic Districts?

They have touched on this topic in prior topics, and nothing needed to be added.

9. Staff Report/Upcoming Applications

A. Rapp Building

We are looking at navigating the zoning of this property split. With the industrial district being at 25% impervious and thing about that up to 50% requires an engineered stormwater plan and a CUP or if the amendment to increase the whole allotment to throughout the city, which was discussed early New Business A.

B. Staff Report

Hinnenkamp stated it has been busy, and this is a city of fence permits. The nearest member of the council is Amy Hart who was appointed by the city council and unfortunately could not make it today.

10. Commissioners' Questions/Comments

11. Adjournment

MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER ZENDER TO ADJOURN AT 7:35 P.M. A VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, ZENDER AND GOEDKER MOTION CARRIED.



Troy Patrick, Chairperson



Samantha Wodarz, Utility Billing Clerk