

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, April 9, 2025

Present: Steve VanHouse
Richard DeRosier
Wade LeBlanc via ZOOM
Nelson French
Mike Johnson

Lana Fralich, City Administrator
Tim Costley, City Attorney
Gary Thompson, Planning & Zoning Administrator
Julie Jensen
Donny Thompson
Marcia Oates
Carolyn Hudyma

VanHouse called the meeting to order at 4:00 p.m.

Agenda – Motion by DeRosier, second French to approve the Agenda with addition of Mike Johnson board renewal application to New Business. MOTION CARRIED.

Approval of Minutes- Motion by DeRosier, second VanHouse to approve January 8, 2025 Public Hearing and January 8, 2025 regular meeting. MOTION CARRIED.

Communications/Public Comments- None at this time.

Zoning Administrators Report – Thompson reviewed permits issued.

OLD BUSINESS

RV Parking- Commission reviewed an RV parking ordinance drafted by Zoning Administrator and City Attorney. Ordinance will be given to City Council to set a public hearing and approval. Once approved it would then be forwarded to the Police Department.

Golf Course Housing- VanHouse summarized the discussion from the EDA meeting held prior to the Planning and Zoning meeting, outlined the pros and cons of EDA moving forward as developer of the golf course housing project, the EDAs recommendation allowing 4 short-term rentals on west side of the Beaver River, and their recommendation for Planning & Zoning to move forward with approving the preliminary plat. Julie Jensen asked if EDA is a regular board and questions if it is a good idea for the EDA to act as the developer. LeBlanc advised her that the EDA acted as developer in the Business Park as well. Jensen asked if there would be TIF involved. Donny Thompson expressed he agrees with hiring a developer due to risks involved if lots do not sell. VanHouse stated that the job of the Planning & Zoning Commission is to

make sure area is zoned properly and it is up to the Council to decide who the developer is. Donny Thompson suggested that public hearings be held at the Reunion Hall instead of City Hall and on a separate date rather than being held immediately prior to meeting because he is hearing people feel City Hall is too small. Discussion followed regarding the preliminary plat and it was the consensus of the board that the application for the Golf Course Housing preliminary plat was complete. Motion by DeRosier, second Johnson to set a public hearing for Wednesday, May 7th at 4:00 p.m. to take public comments regarding preliminary plat. MOTION CARRIED.

Discussion followed regarding 4 short-term rentals on West side of Beaver River. Motion by French, second DeRosier to recommend to Council allowing only 4 short-term rentals on the west side of the Beaver River for the Golf Course Housing subdivision instead of the previous recommendation for all lots. MOTION CARRIED.

NEW BUSINESS

Home Use Appl. –Kenlyn Wallace, 15 Edison Blvd.- Board reviewed a Home Use Occupation Application from Kenlyn Wallace to operate a baked goods business from her home. Zoning Administrator Thompson spoke with the health inspector who believes her business would fall under the cottage act and requires Wallace to take an online course. Motion by DeRosier, second French to set public hearing on Wednesday, May 7th at 4:00 p.m. MOTION CARRIED.

Home Use Appl. – Jennifer Mattson, 28 Marks Dr.- Board reviewed a Home Use Occupation Application from Jennifer Mattson to run a laundry business from her home. Mattson stated on her application she has been running a cleaning business for many years and was unaware she needed a permit. Discussion regarding Water Department installing a water meter on her home. Zoning Administrator Thompson stated her application is incomplete due to delinquent taxes. It was the consensus of the Board to deny her application until taxes and fee are paid.

Zoning Administrator Thompson presented Right of Way permit applications from MN Energy for review.

Mike Johnson Board Renewal Application- Motion by DeRosier, second French to recommend Mike Johnson's board renewal application to Council for approval. MOTION CARRIED.

Motion by DeRosier, second French to adjourn at 4:45 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson