

DPLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, May 7, 2025

Present: Steve VanHouse
Richard DeRosier
Wade LeBlanc
Nelson French

Excused: Mike Johnson

Tim Costley, City Attorney
Gary Thompson, Planning & Zoning Administrator
Josh Stier, City Engineer Bolton & Menk via ZOOM
Jon Loye, MSA via ZOOM
Donny Thompson
Carolyn Hudyma
Janey Knaffla

VanHouse called the meeting to order at 4:10 p.m.

Agenda – Motion by DeRosier, second French to approve the Agenda with addition of Approval of Zachary Blood Lot Split. MOTION CARRIED.

Approval of Minutes- Motion by DeRosier, second French to approve April 9, 2025 regular meeting. MOTION CARRIED.

Communications/Public Comments- None at this time.

Zoning Administrators Report – Thompson reviewed permits issued.

OLD BUSINESS

Golf Course Housing Development Preliminary Plat- A public hearing was held prior and comments were taken. Mayor LeBlanc stated he would like the first option to purchase the lots in the development be given to residents, if a set amount has not been purchased with a one-year timeframe, then lots would be opened up to short-term rentals. He feels short-term rentals would help increase revenues for the golf course. Member DeRosier stated the EDA recommendation to Council is to allow residents to purchase lots first, after 4-6 months open to outside buyers, if lots are not selling discuss allowing short term rentals. Chair VanHouse stated that boards have been planning project for a while and it is time to make a recommendation. Motion by DeRosier second French to recommend to the City Council to move forward with Golf Course Housing Development Preliminary Plat. MOTION CARRIED. Chair VanHouse reviewed items he felt needed to still be addressed to comply with the city code such as obtaining well water data, storm drainage, sewage disposal, solar access, flood safeguards, time limits on allowing changes to be made following approval of Preliminary Plat and advised of repercussions of allowing short-term rentals after purchasing property under the assumption of no short-term rentals were to be allowed.

Josh Stier, City Engineer agrees that the process needs to be followed and, in his opinion, the Preliminary Plat achieves that. The next step after the Preliminary Plat approval would be to review and confirmation code items before the Final Plat is approved. Jon Loye, MSA feels everything is complete for the preliminary process. Janey Knaffla asked for clarification regarding EDA acting as the developer. Donny Thompson asked for clarification on well drilling to test for water quality.

Chair VanHouse stated that this was consistent with Comprehensive Plan to develop the area, it will be a strong development for the Golf Course, and concerns regarding project will be addressed before final plat is approved.

Member DeRosier stated this fits with the Comprehensive Plan, money has been spent to bring plans this far and doesn't want to see that thrown away. There is no obligation to move past this point if project isn't feasible, but feels project will provide a big benefit to the City once property is sold and homes built.

Member French stated this fits with the Comprehensive Plan, would be successful if developed correctly, and will generate tax revenue.

Member LeBlanc stated that the request is consistent with Comprehensive Plan and agrees with everything that was previously said by other Commission Members. The concept has been discussed since 2001 and this project would help bring families and students to the school system.

City Attorney confirmed the findings of the Planning and Zoning Commission.

Approval of Zachary Blood Lot Split- Commission reviewed an application and Certificate of Survey for a lot split of Parcel #22-7401-29040 that was requested by Zachary Blood. Motion by LeBlanc, second French to recommend approval to the City Council. It was noted that the lot split of each lot would still comply with the zoning. MOTION CARRIED.

NEW BUSINESS - None at this time.

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

Minutes taken by Lisa Christenson