

**CITY OF WILLMAR  
PLANNING COMMISSION MEETING**

**6:30 P.M ON WEDNESDAY, JANUARY 19, 2022**

**CONFERENCE ROOM #1  
CITY OFFICE BUILDING**

Chairperson: Jonathan Marchand

Vice Chairperson: Jeff Kimpling

Members: Khalif Bashir, Stephanie Carlson, Steven Dresler, Cletus Frank, Stacy Holwerda.

**AGENDA**

1. Meeting Called to Order
2. Minutes of December 15 Meeting
3. Introduction of New Member
4. New Planning Commission Secretary selection/election
5. Rohner Rezone
6. James House Review
7. Justin Paffrath Tiny Homes
8. Miscellany
9. Adjourn

*SUBJECT TO FINAL APPROVAL FROM PLANNING COMMISSION*

**WILLMAR PLANNING COMMISSION**

**CITY OF WILLMAR, MN**

**WEDNESDAY, DECEMBER 15, 2021**

**MINUTES**

1. The Willmar Planning Commission met on Wednesday, December 15, 2021, at 6:30 p.m. at the Willmar City Offices Conference Room #1.

\*\* Members Present: Jonathan Marchand, Jeff Kimpling, Cletus Frank, Steven Dresler, and Terry Sieck

\*\* Members Absent: Stephanie Carlson, Khalif Ahmed

\*\* Others Present: Kayode Adiatu – Planner, Willard Huyck – Planner, Attorney Wayne Larson, Mr. Rohner Harlan, Ms. Pearl, and Mr. Gary Peterson.

2. MINUTES: Minutes of November 17, 2021 work session was approved as presented. Motioned by Commissioner Frank, seconded by Commissioner Sieck.
3. CHANGES OR ADDITIONS TO AGENDA: No changes or additions were made to the agenda.
4. ROHNER REZONE - INTRODUCTION: Planner Adiatu presented a proposed rezone of a property on 2987 HWY 12, legally described as PART OF NW1/4 OF NW1/4: COMM AT A PT IN C-LINE OF TH #12 WHICH PT IS 152.8' SE'LY MEAS ALONG C-LINE FROM PT INTERS WITH W LINE OF SEC 16; TH SW'LY 75' FOR BEG; TH SE'LY 336.78', TH SW'LY 330', TH NW'LY 336.78', TH NE'LY TO PT OF BEG.

The applicant is Mr. Rohner and he is requesting to rezone the said property from I-2 (General Industry) to GB (General Business), to allow for the use a Grocery store. Staff notified the Board of several attempts to meet with the Mr. Rohner regrading pursuing other alternatives to rezone but to no avail. Staff reviewed the application and recommended that there is no substantial justification to rezone the property, as it is not permitted in the City's zoning Ordinance. In addition, staff is opposed spot-zoning properties.

Mr. Larson spoke on behalf of Mr. Rohner, and explained to the Board that there are other businesses in the area that are zoned General Business. He further explained that Mr. Rohner is negotiating with the City to buy the entire land south of his property. He later concluded that there is no substantial reason why the property should not be rezoned. Mr. Rohner also explained the past uses of the property to the Board when he bought it about 30 years ago. The property was used as a Grocery store at some point, and Mr. Rohner assumed that it could also be used as one when he rented it out to Miss Pearl, the business owner.

Director Walker noted that the application was not submitted on time for it to be an actionable item but that the Board can discuss the issue and take a position in the next meeting.

Commissioner Frank asked if the Grocery store is in the North or South of the lot. Planner Adiatu replied that it is in the Northside of the lot, and that there is a workshop to the South of it.

Commissioner Dressler asked if anyone knows the zoning of the property 30 years ago. Planner Adiatu replied that it used to be I-1 (Limited Industry), and that the use as a Restaurant may be allowed in I-1 district. Commissioner Dressler asked if we know when the zoning changed to I-2. Planner Adiatu replied that the zoning changed when the property was annexed into the City, but could not find the information as to when it changed.

Commissioner Dressler asked about the processes behind the changing the zoning of a property by the City. Director Walker replied that the City would issue a Use change and notified members of the public regarding the zoning change. Commissioner Dressler then asked what the minimum lot requirement is in an I-2 district. Director Walker responded that there is no building size requirement, but the lot size requirement is 20, 000 sq. ft.

Commissioner Kimpling addressed the Board that the agenda item is only preliminary, and that the Planning team would recommend other possible options to help the Board decide on the matter. Commissioner Dressler also asked that the Planning team provide the uses of both I-2 and GB districts to determine other possible options.

Planner Adiatu explained that the option in General Business is wide open and that is why the City is apprehensive to changing the zoning of a district to GB for single business. Director Walker also stated that he and Planner Adiatu are not beholden to how things have been done in the past and that we are not interested in changing the zoning of a district for single businesses.

Commissioner Frank asked what Mr. Rohner's plan is if he were to purchase the rest of the property. Mr. Rohner responded that he would let it sit there for now.

Commissioner Kimpling asked if the Planning team needs any other document be submitted for the rezone application. Planner Adiatu replied that the current application is sufficient to move forward to the decision stage. Commissioner Frank asked the Planning team to conduct a feasibility study on the development surrounding the property to determine its impact on the current zoning.

Commissioner Kimpling moved to close the discussion and recommended that the matter be decided at the public hearing.

5. GUN SALES/ INDOOR GUN RANGES - INTRODUCTION: Planner Adiatu presented the proposal by Mr. Gary who intends to reconfigure a section of his property to a gun range facility. The Planning team made several findings on the zoning requirements of gun ranges, as the current zoning ordinance does not have a provision of indoor gun ranges. Following the closure of the Cit Auditorium gun range, Mr. Gary hopes to continue his business, and is working with the Planning team regarding his plan.

At this point, Commissioner Kimpling recognized the presence of Commissioner Marchand, the Planning Commission Chairman who had just arrived.

Director Walker explained the purpose of the matter stating that Mr. Gary's application is not the catalyst for the proposal. The purpose is to rather have a conceptual conversation about the zoning possibilities with the intent to introduce a text amendment in the zoning ordinance that would accommodate the use in a preferred district. He stated that gun ranges by itself in the Industrial district cannot be profitable, therefore would still outlaw gun ranges through zoning.

He further the plan to entertain the gun ranges with a conditional use permit on multiple levels.

Commissioner Dressler asked if there is a current zoning district in Kandiyohi County. Director Walker responded he cannot speak for the county but that there is no zoning provision that allows indoor gun ranges within the city limit.

Mr. Gary Peterson stepped forward and provided the Board with his plans including pictures of existing classroom and site plans of his proposed indoor range. The property in question is located at 508 Industrial Dr. SW, and is currently being used as a printing and storage facility. Mr. Gary plans to use the classroom for the gun range he is proposing. He suggested three key elements that needs to be considered by the Board.

First is the structural containment; ensuring that no rounds can possibly leave the range. Second is bullet absorption; ensuring that no rounds can ricochet to injure students, and third element is the environmental regulations; where the City and the State ensure general safety standards are met.

Commissioner Marchand asked how far away do students come for gun range classes. Mr. Gary replied that people come from a long way out of town. Commissioner Frank if the gun range is going to be in the same room as the class. Mr. Gary responded that the classroom is 60 ft. length classroom and the range would occupy about 16 ft.

Commissioner Dressler asked if the property would be rezoned. Director Walker responded that it would be allowed use with a Conditional Use Permit application. He further stated that there are plans to go through the Zoning Ordinance to update the uses in each district, and striking out the uses that do not fit any more.

With no further question or concern, the discussion closed.

6. LANGMO TRUST LOTS MERGED - INTRODUCTION: Planner Adiatu introduced the proposed parcels merge by James Langmo, represented by Attorney Wayne Larson, on the property located at 3210 Eagle Ridge Dr, NW, legally described as Lot 2, Block 1 Eagles Landing Twin Fifth Addition; Outlot B Eagles Landing Twin Sixth Addition. The property is zoned R-2 (One and Two Family Residential District). Planner Adiatu explained to the Board that the changes have zero impact on the property, as Outlot B was left to serve as access to the said property, and currently does not sit on the public utilities. The Police department, WMU, Engineering all have no concerns regarding the proposed merge.

Mr. Larson stated that the purpose of the merge is to allow for a single tax statement. He further asked how the Board wants to execute the replatting process, being a unique case. Planner Adiatu responded that the Subdivision Ordinance in the municipal code provides for a lots merge as well.

Commissioner pointed out that they need to create another survey showing the two lots to be merged as part of the application process.

With no further question, the discussion closed.

7. Miscellany: Director Walker notified the Board of many land use and zoning issues that is coming in the next 8 months for deliberations. Some of these deliberations would be held at the work sessions. He also reiterate essence of introducing a preliminary meeting for every agenda item to allow the Board to have enough time to ask relevant questions that will inform their decision making.

There being no further business to come before the Planning Commission, the meeting adjourned at 8:14 p.m.

Best Regards,

A handwritten signature in black ink, appearing to read "Kayode Adiatu". The signature is written in a cursive style with some overlapping letters.

Kayode Adiatu

**PLANNING COMMISSION – JANUARY 19, 2022**  
**STAFF COMMENT**

1. ROHNER REZONE I-2 TO GB FILE NO 22-01

- This is a property owner-initiated request to rezone their property on 2987 HWY 12 West from I-2 (General Industry) to GB (General Business).
- The property is legally described as: PART OF NW1/4 OF NW1/4: COMM AT A PT IN C-LINE OF TH #12 WHICH PT IS 152.8' SE'LY MEAS ALONG C-LINE FROM PT INTERS WITH W LINE OF SEC 16; TH SW'LY 75' FOR BEG; TH SE'LY 336.78', TH SW'LY 330', TH NW'LY 336.78', TH NE'LY TO PT OF BEG.
- The property is currently zoned I-2 (General Industry District), and the applicant is requesting to change the zoning to GB (General Business)
- A Grocery store is not allowed in the I-2 district
- Food listings for the proposed Grocery store include dried food, beverage, snack, rice, noodles, sauce, seasonings, canned good and vegetables, frozen food, household supply from a variety of Asian countries such as Thailand, Philippines, Vietnam, etc.
- The applicant had previously applied for a Use Variance on June 28, 2021 to allow for the use of the property as a Grocery store.
- Whereas, Minnesota State law prohibits a City from permitting by Variance any use that is not permitted under the Ordinance for the zoning district where the property is located (Minn. Stat. § 462.357, subd. 6).
- The Planning Commission heard a preliminary review of this application on December 15, 2021
- Staff mailed a Notice of Hearing to property owners living 350' from the subject property.

**RECOMMENDATION:** Staff finds no substantial justification for rezoning a single property to allow for a use that is not permitted under the City zoning Ordinance.

2. JAMES HOUSE REVIEW

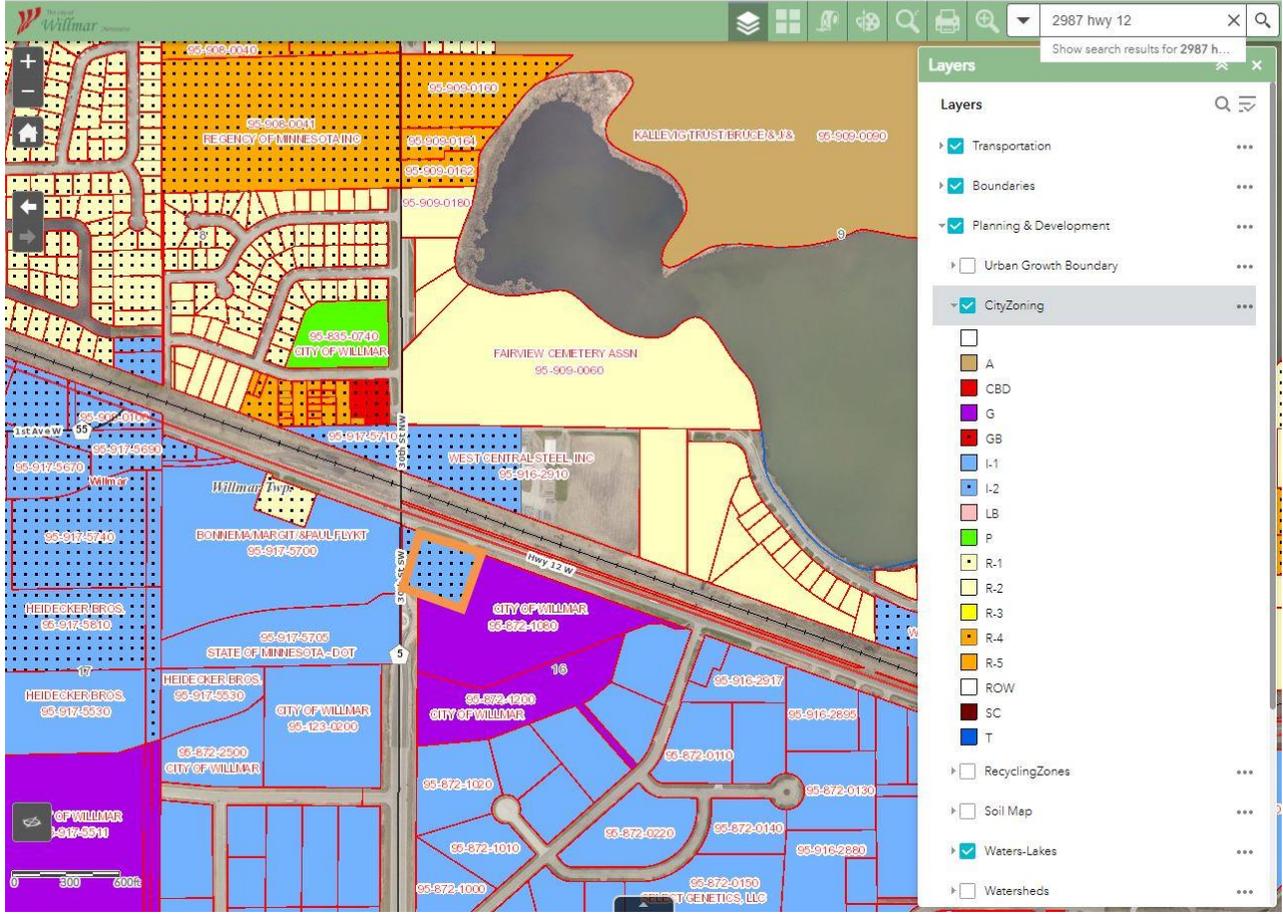
- The applicant is Duane Bonnema (James House) on behalf of RC Investment LLC.
- The applicant is requesting a conditional use permit on the property on 3051 1<sup>st</sup> Ave NW.
- The purpose of this review is to remodel the said property into a sober living facility with a house manager present.
- The property is zoned R-4 (Medium Density Multi-family Residential).
- A licensed facility with 6 or fewer residents is permitted with a Plan Review
- A licensed residential facility with seven (7) to sixteen (16) residents is permitted with a Conditional Use Permit.
- Applicant plans to remodel both the interior and exterior of the property to suit the use.

**RECOMMENDATION:** Staff is working with the applicant on their plans. The number of residents in the facility will determine the planning approach. However, applicant must submit a detailed site plan to include parking system and driveway access for review.

**3. JUSTIN PAFFRATH TINY HOMES**

- The applicant is Justin Paffrath, and is looking to purchase some City-owned vacant lots not far from 15<sup>th</sup> Street flat and Dana Heights.
- The applicant is proposing a Planned Unit Development on Pleasant Ave SE.
- The estimated cost of each unit would be 150,000 per unit, including the garage stall for 12 of the 14 units.
- Additional outside parking spaces could be available for multiple occupants due to the road and cul-de-sac sizes.
- The proposed tiny homes would be suitable for one or two adults and two or three children. 1-5 occupants max.
- The proposed development could be a solution for people who are homeless, vulnerable adults, veterans, students, etc.

**RECOMMENDATION:** The applicant is open-minded about getting creative with the PUD. Staff is working with the applicant regarding lot sizes, number of units proposed, access, parking, open spaces, green spaces and many more.



## **NOTICE OF HEARING ON A REQUEST FOR A MAP AMENDMENT**

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, January 19, 2022, at 6:30 p.m. at conference room #1 of the City offices located at 333 6th St SW Willmar MN. The purpose of this meeting is to conduct a public hearing regarding a Map Amendment application requested by Harlan Rohner on behalf of Htoo Market, to rezone the property on **2987 HWY 12 W** from I-2 (General Industry) to GB (General Business) to allow for the use as a Grocery store. We hereby notify all property owners or residents living near the above-described property of the public hearing, and may appear in person or be represented by counsel to be heard on this matter.

January 13, 2022

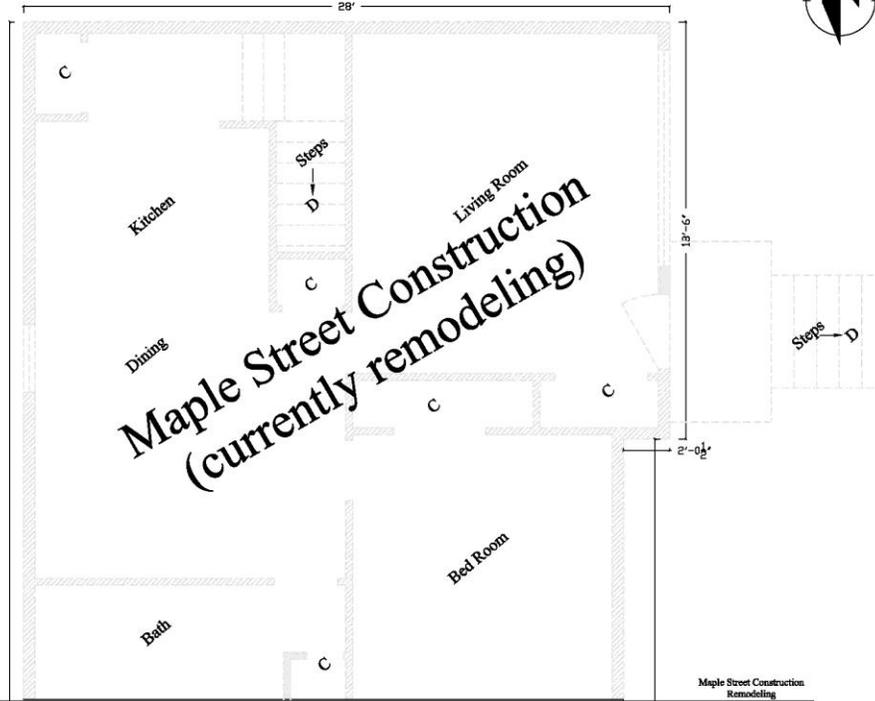
Date

Kayode Adiatu

City Planner



Building Owner - R C Investments LLC  
Upper Level  
1902 sq. ft

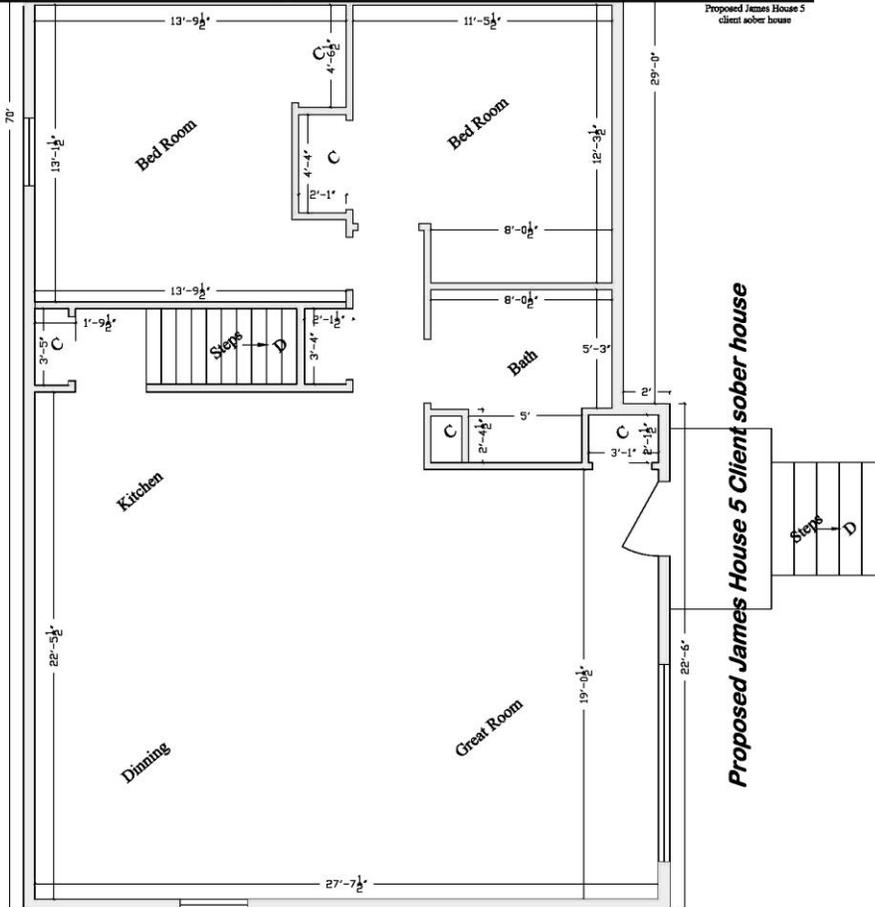


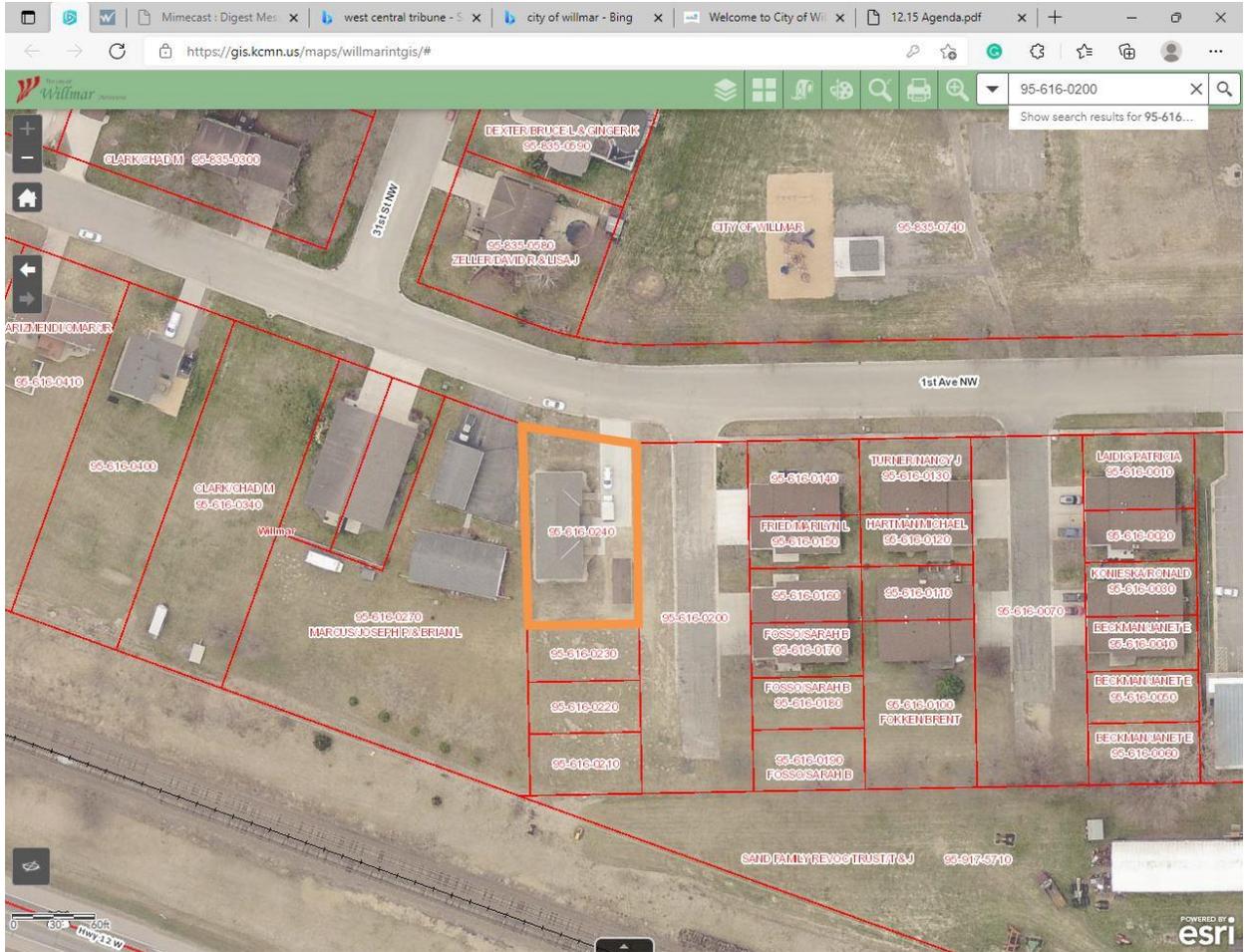
Maple Street Construction  
Remodeling  
Proposed James House 5  
client sober house

Maple Street Construction  
Remodeling  
Proposed James House 5  
client sober house

*Proposed James House 5 Client sober house*

*Proposed James House 5 Client sober house*





Proposed James House

# PAFFRATH PHLATZ TINY HOME DEVELOPMENT WILLMAR, MN

### GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. FINISH GRADE UNLESS OTHERWISE NOTED.
3. FOUNDATION SHALL BE CONCRETE ON GRADE.
4. EXTERIOR WALLS SHALL BE 2x6 WOOD ON STUDS.
5. ROOF SHALL BE 1/2" OSB ON 2x6 RAFTERS.
6. INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD ON STUDS.
7. FLOOR SHALL BE 3/4" OSB ON 2x6 JOISTS.
8. CEILING SHALL BE 5/8" GYPSUM BOARD ON RAFTERS.
9. ALL INTERIOR SURFACES SHALL BE PAINTED.
10. ALL EXTERIOR SURFACES SHALL BE STAINED OR PRESSED WOOD.
11. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
12. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC).
13. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE (NMC).
14. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE (NMC).
15. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE (NMC).

### SHEET INDEX

No.	Description	Date
A1	COVER SHEET	
A2	SITE PLAN	
A3	FOUNDATION	
A4	FOUNDATION ELEVATIONS	
A5	BUILDING ELEVATIONS	
A6	BUILDING ELEVATIONS	
A7	BUILDING ELEVATIONS	
A8	BUILDING ELEVATIONS	
A9	BUILDING ELEVATIONS	
A10	BUILDING ELEVATIONS	



1. TINY HOME PAFFRATH PHLATZ  
SP. 1/1/20



STONE RIDGE  
DRAFTING & DESIGN  
311 LAUREL BLVD  
FARMER, MN 55025  
507-251-1111

PROJECT: TINY HOME PAFFRATH PHLATZ  
DATE: 09/1/2020  
DRAWN BY: JUSTIN PAFFRATH  
CHECKED BY: JUSTIN PAFFRATH

No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

JUSTIN PAFFRATH  
PAFFRATH PHLATZ  
TINY HOME  
DEVELOPMENT  
WILLMAR, MN  
COVER SHEET

Project Number: 20003  
Date: 09/1/20  
Drawn by: MO  
Checked by: MO

**A1**

SCALE: AS SHOWN

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1. SITE PLAN  
SP. 1/1/20



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311 LAUREL BLVD  
FARMER, MN 55025  
507-251-1111

PROJECT: TINY HOME PAFFRATH PHLATZ  
DATE: 09/1/2020  
DRAWN BY: JUSTIN PAFFRATH  
CHECKED BY: JUSTIN PAFFRATH

No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

JUSTIN PAFFRATH  
PAFFRATH PHLATZ  
TINY HOME  
DEVELOPMENT  
WILLMAR, MN  
SITE PLAN

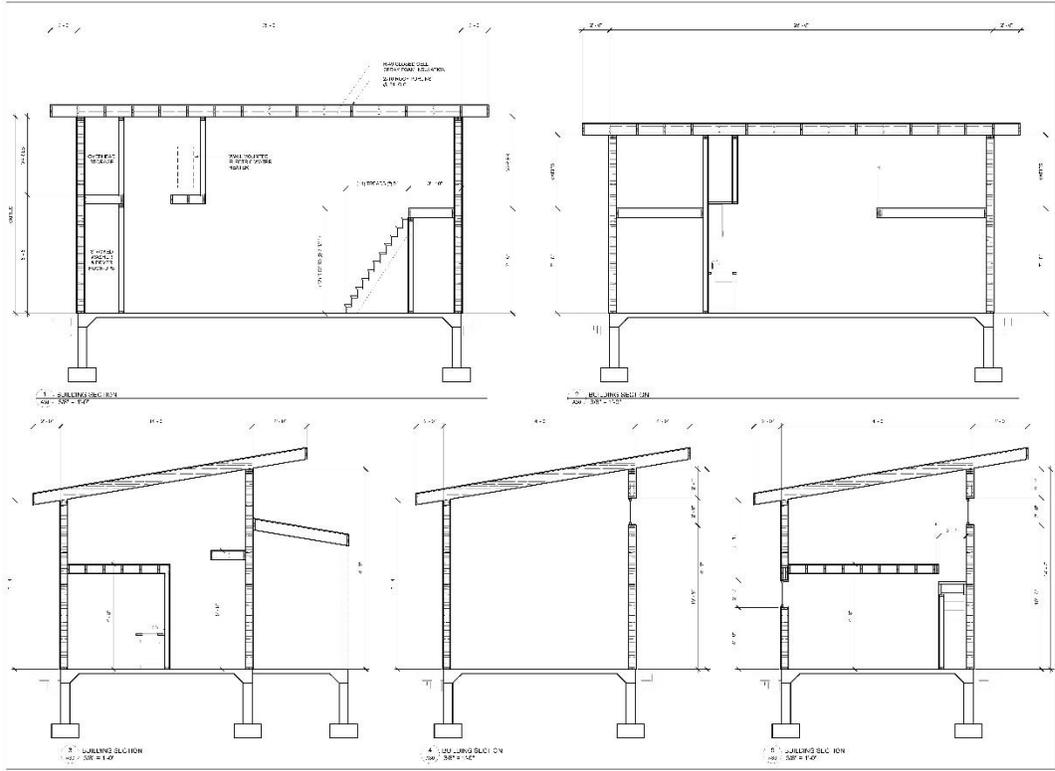
Project Number: 20003  
Date: 09/1/20  
Drawn by: MO  
Checked by: MO

**A2**

SCALE: AS SHOWN

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No.	Description	Date

**PRELIMINARY**  
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JUSTIN PAFFRATH  
PAFFRATH PHILATZ  
TINY HOME  
DEVELOPMENT  
WILLMAR, MN  
BUILDING SECTIONS

Project Number: 20003  
Date: 09/11/20  
Drawn by: MO  
Checked by: MO

**A30**  
SCALE: AS SHOWN

8/10/2023 10:52:57 AM

# TINY HOMES GARAGE PLANS

NO.	DESCRIPTION	DATE	BY	CHKD.	APP.
1	ISSUED FOR PERMIT	09/14/20	J.P.	J.P.	J.P.

- NOTES:**
1. PROVIDE ALL MATERIALS AND FINISHES AS SHOWN ON THESE PLANS.
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 WILLMAR, MN 56381  
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No.	Description	Date

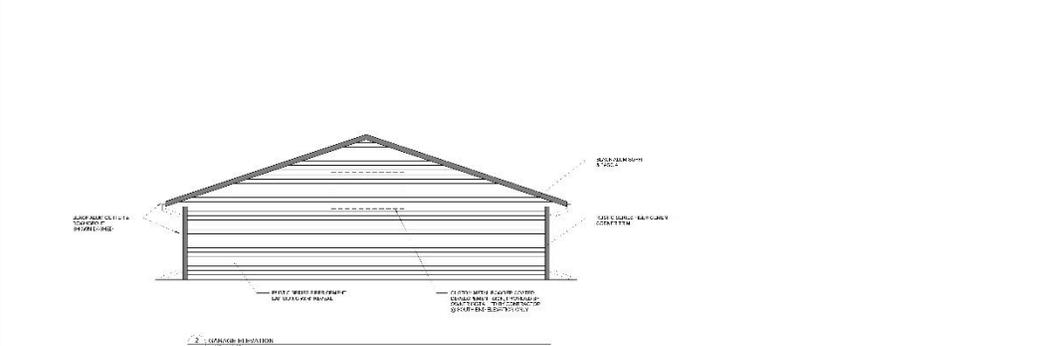
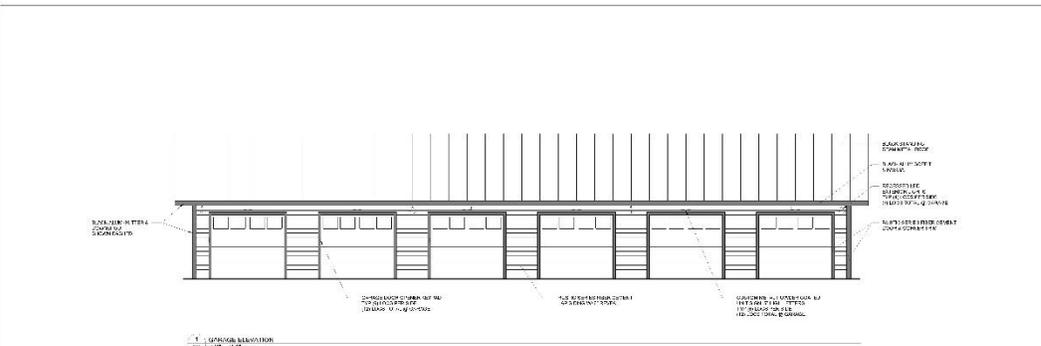
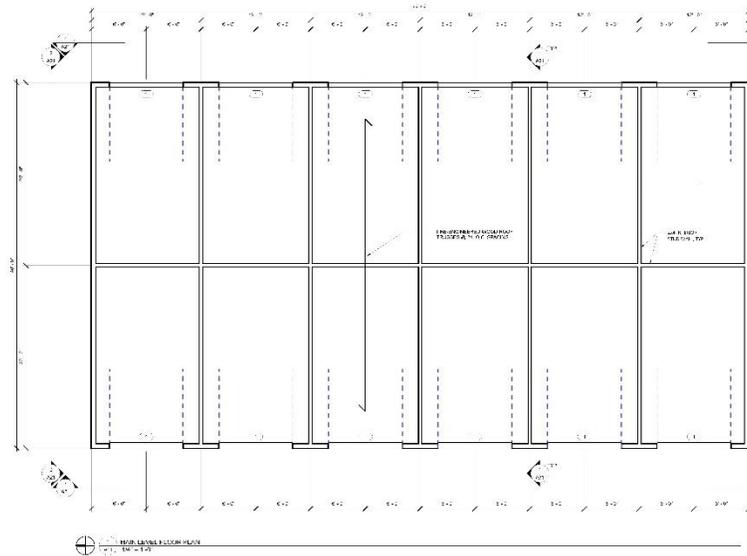
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**JUSTIN PAFFRATH  
 PAFFRATH PHILTZ  
 TINY HOME  
 DEVELOPMENT  
 WILLMAR, MN  
 GARAGE FLOOR PLAN**

Project Number: 20003  
 Date: 09/14/20  
 Drawn by: MO  
 Checked by: MO

**A11**  
 SCALE: AS SHOWN

09/14/20 10:51 AM



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No.	Description	Date

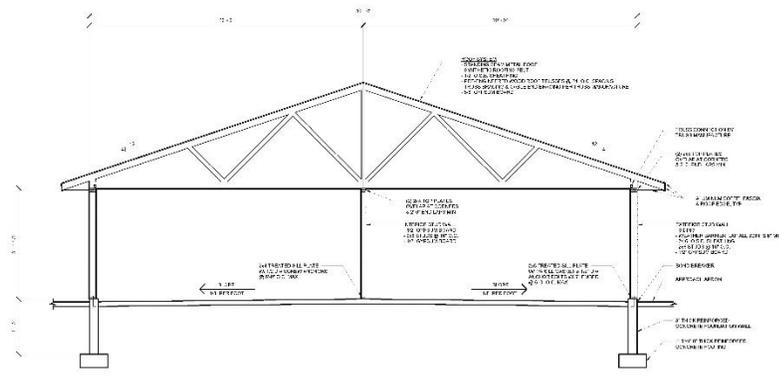
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**JUSTIN PAFFRATH  
 PAFFRATH PHILTZ  
 TINY HOME  
 DEVELOPMENT  
 WILLMAR, MN  
 GARAGE ELEVATIONS**

Project Number: 20003  
 Date: 09/14/20  
 Drawn by: MO  
 Checked by: MO

**A21**  
 SCALE: AS SHOWN

09/14/20 10:51 AM



1 GARAGE BUILDING SECTION



**STONE RIDGE DRAFTING & DESIGN**  
 2018 ISSUE NO. 2003  
 4000 W. 100TH STREET, SUITE 100  
 WILMAR, MN 55389

**PROJECT**  
 JUSTIN PAFFRATH  
 PAFFRATH PHILTZ  
 TINY HOME DEVELOPMENT  
 WILLMAR, MN  
 GARAGE BUILDING SECTION

No.	Description	Date

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**JUSTIN PAFFRATH**  
**PAFFRATH PHILTZ**  
**TINY HOME DEVELOPMENT**  
**WILLMAR, MN**  
**GARAGE BUILDING SECTION**

Project Number: 20003  
 Date: 09/14/20  
 Drawn by: MO  
 Checked by: MO

**A31**

SCALE: AS SHOWN

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