WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, MAY 13, 2015

MINUTES

1. The Willmar Planning Commission met on Wednesday, May 13, 2015, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

   Members Present: Andrew Engan, Gary Geiger, Aaron Larson, Rolf Standfuss, Steve Gardner, Margaret Fleck, Scott Thaden, and Randy Czarnetzki.

   Members Absent: Bob Poe.

   Others Present: Don & Mary Fischer, Diane Sing, Joanna Schrupp, Justin Lee, Dan Goetzman, and Matt Rohlick.

2. MINUTES: The minutes of the April 22, 2015 meeting were approved as submitted.

3. GOETZMAN REZONE R-2 TO GB FILE NO. 15-06: The public hearing opened at 7:01 p.m. Dan Goetzman of HIS Property Group LLC, Spicer, MN presented a request for a rezone of the old Highway 12 Dairy Queen property from R-2 (One and Two Family Residential) to GB (General Business) of property legally described as follows: Lot 4 and W ½ of Lot 5, and N ½ of vacated alley lying southeasterly of parcel and that part of Lot 3 and that part of alley, Block 4, Ferring's Addition (610 Litchfield Ave. SE). Mr. Goetzman explained that he wishes to sell the property and has had interest in the property for commercial GB uses, however he was unware of the residential zoning as the property has operated commercially for decades.

   Don Fischer, a nearby property owner stated they'd rather have a restaurant in the area then some other use as there are so few restaurants on that side of town.

   Justin Lee an abutting property owner stated that if it is a BBQ restaurant he'd have concerns about smoke and emissions at the site. Staff stated they'd have to follow the building code as far as hood systems and exhaust etc.

   Diane Sing, a property owner to the north, stated she has had some major drainage concerns on her property and didn't want any development on this site to add to the problem.

   With no further comments from the public, the hearing closed at 7:12 p.m.

   Staff comments were reviewed and discussed (see Attachment A).

   The Commission talked about the site and that any new uses of the property that would involve building or site changes would have to meet current regulations. They also stated development of any of the properties in the area would have to meet the Stormwater Ordinance regulations. Historically the property has operated commercially for some time, and the properties to the north are commercially zoned. The site use will be limited by the

size of the site and structure. The Comprehensive Plan supports commercial uses along the major highways.

Mr. Geiger made a motion, seconded by Ms. Fleck, to approve the rezone and forward it onto the City Council for and Ordinance hearing and adoption.

The motion carried, with Mr. Czarnetzki abstaining.

4. MINNWEST TECHNOLOGY CAMPUS- MIDWEST AERIAL TECHNOLOGIES FILE NO. 15-07: Matt Rohlick, of Midwest Aerial Technology, presented a request for plan review of office space at the MinnWest Technology Campus on property legally described as follows: Unit 5 MinnWest Technology Campus, CIC #40 A Planned Community (1700 Technology Dr. NE). Midwest Aerial Technologies provides aerial imaging of Ag land for farm management and software packages, they also use drone technology.

The Planning Commission reviewed and discussed staff comments (see Attachment A).

The Commission talked about this Ag and technology business being a good fit for the campus and meets the Technology District.

Mr. Czarnetzki made a motion, seconded by Mr. Larson, to approve the plan review with the following condition:

A. The use shall meet all applicable local, state, and federal rules and regulations at all times.

The Planning Commission reviewed and made affirmative findings of fact as per Zoning Ordinance Section 9.4.a.1-7.

The motion carried, with Mr. Geiger abstaining.

5. WOODY'S TRUCKING PLAN REVIEW- FILE NO. 15-8: The applicant withdrew their plan review request the day of the meeting.

6. There being no further business to come before the Commission, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Megan M DeSchepper

Megan M. DeSchepper, AICP
Planner/Airport Manager

Attachment A

PLANNING COMMISSION-MAY 13, 2015

STAFF COMMENTS

1. GOETZMAN REZONE R-2 TO GB- FILE NO. 15-06:

- The applicant is Dan Goetzman (HIS Property Group, LLC), Spicer, MN.
- The applicant is requesting rezoning his property from R-2 to GB (old Dairy Queen site) for commercial resale (possible BBQ stand or auto sales) on property legally described as follows: Lot 4 & W ½ of Lot 5, & N ½ of vacated alley lying southeasterly of parcel and that part of Lot 3 and that part of alley, Block 4, Ferring's Addition (610 Litchfield Ave. SE).
- The property has operated commercially for decades. The property to the north is zoned GB (General Business), the properties to the east, west, and south are all zoned R-2 (One and Two Family Residential).
- Any site development would have to meet current GB regulations.
- Has applicant attempted to sell property for residential development?
  RECOMMENDATION: Approve rezone as requested.

2. MINNWEST TECHNOLOGY CAMPUS-MIDWEST AERIAL TECHNOLOGIES FILE NO.15-07:

- The applicant is MinnWest Technology Campus, Willmar, MN.
- The applicant is requesting plan review for a new office tenant Midwest Aerial Technologies on property legally described as follows: Unit 5 MinnWest Technology Campus, CIC #40 A Planned Community (1700 Technology Dr. NE).
- Midwest Aerial Technologies specializes in aerial survey images for farm management software packages.
- The use is very Technology District oriented, and will fit in well with the campus.
- They will be leasing 238 sq. ft. of office space.
  RECOMMENDATION: Approve the plan review with the following condition:
  A. The use shall meet all applicable local, state, and federal rules and regulations at all times.

3. WOODY'S TRUCKING PLAN REVIEW- FILE NO. 15-08:

- The applicant is Mike & Teri Wood, Woody's Trucking, Willmar, MN.
- The applicant is requesting plan review for a new truck transport business facility on property legally described as: part of NW ¼ Section 21, Township 119, Range 35.
- The property is zoned I-2 General Industrial. Transportation businesses are permitted uses with plan review.
- The property is accessed via 19th Ave. SW and 22nd St. SW.
- The building setbacks are all met.
- The proposed building is 105' x 80' = 8,400 sq. ft. With offices, shop, parts area, and wash bays.

- 29 proposed parking spaces (future expansion??), exceeds parking requirements. Semi and tractor trailer parking?
- Steel building, similar to other industrial buildings.
- Paved drive and parking areas?
- A landscape plan was not submitted, undeveloped areas green space and plantings?

ENGINEERING COMMENTS:

- The applicant shall provide existing and proposed utility, grading, drainage, and erosion control plans for review and approval by the City.
- The applicant shall submit stormwater calculations and maps that demonstrate pre and post development calculations and drainage areas per City of Willmar Stormwater Management Ordinance.
- A NPDES construction stormwater permit will be required for this project.
- The access openings to 19th Ave. SW (CSAH 15) will be discussed with Kandiyohi County Public Works Department for spacing approval.
- Why is the North access opening to 22nd Street SW being constructed now?
- It appears that the building direction elevations are incorrect.
- The proposed truck scale location appears to impact traffic movements on 19th Ave. SW. Applicant should consider locating truck scale so that traffic on 19th Ave. SW is not impacted.
- The City will propose utility easements on the West and North property lines during the plan review process.

RECOMMENDATION: Approve the plan review with the following conditions:

A. Engineering comments shall be adhered to and met prior to issuance of a building permit.

B. The use shall meet all applicable local, state, and federal rules and regulations at all times.

PETITION TO VACATE PUBLIC STREET

Your Petitioners, David Parker, Paul Parker, Rebecca Parker, Peter E. Poss, Emilie N. Poss and the Kenneth R. Parker Revocable Living Trust by it's trustees, David Parker, Paul Parker and Rebecca Parker, pursuant to Article IX of the Charter of the City of Willmar , do hereby petition for vacation of the platted street adjoining the following-described real estate located in the City of Willmar, County of Kandiyohi, State of Minnesota, described as follows:

Lot 1 of Block 1, Lots 1-5, both inclusive, of Block 2 and Outlots A and B of South Industrial Park.

Your Petitioners represent and state that the Lots and Outlots above-described as well as the platted street have never been developed and there are no improvements on any of the Lots or Outlots above-described.

Petitioners further represent and state that the street to be vacated, having never been developed, is not needed by Petitioners nor by the City of Willmar.

Petitioners respectfully request that following review by the Planning Commission and a public hearing by the City Council as required by the City Charter, the above-described street be vacated.

Petitioners represent that the above petition is true and correct to their knowledge.

Dated: May 22, 2015

David Parker

Paul Parker

Rebecca Parker

Peter E. Poss

Emilie Poss

The Kenneth R. Parker Revocable Living Trust

TRUSTEE

David Parker, Trustee

Paul Parker, Trustee

TRUSTEE

Rebecca Parker, Trustee

VERIFICATION

STATE OF MINNESOTA)
)SS
County of Kandiyohi)

David Parker, being duly sworn on oath, deposes and says that he has read and understands the within Petition; and that upon information and belief the content thereof is true and correct.

David Parker

Subscribed and sworn to before me this 22nd day of May, 2015.

Notary Public

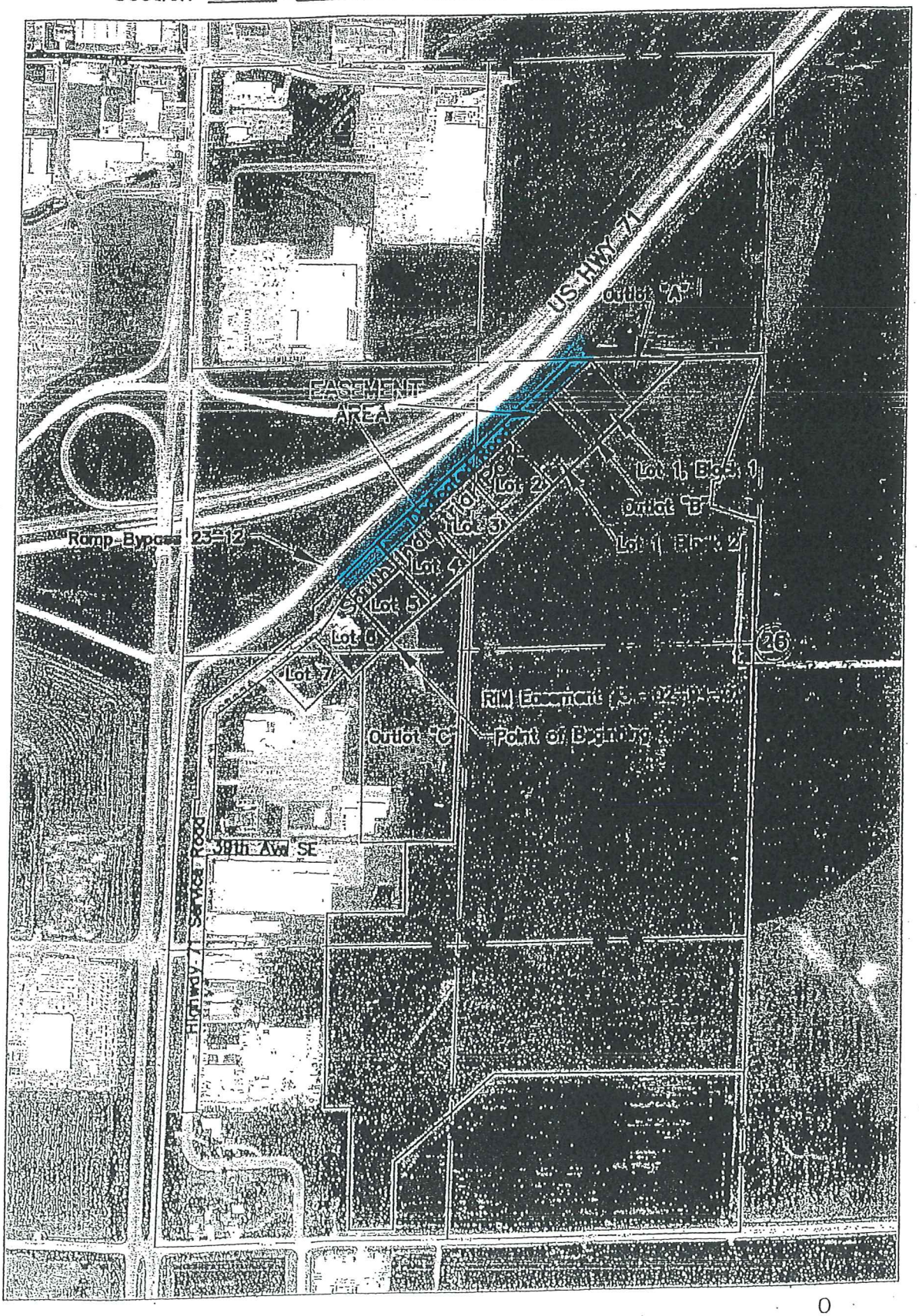
RICHARD L. RONNING
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2020

BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
EXHIBIT 'A'

November 2014

This map delineates the easement area(s) referred to in the attached easement conveyance. *This is not a legal survey, and not intended for use as a survey plat.*

Section 26 T. 119 N., R. 35 W., Kandiyohi County



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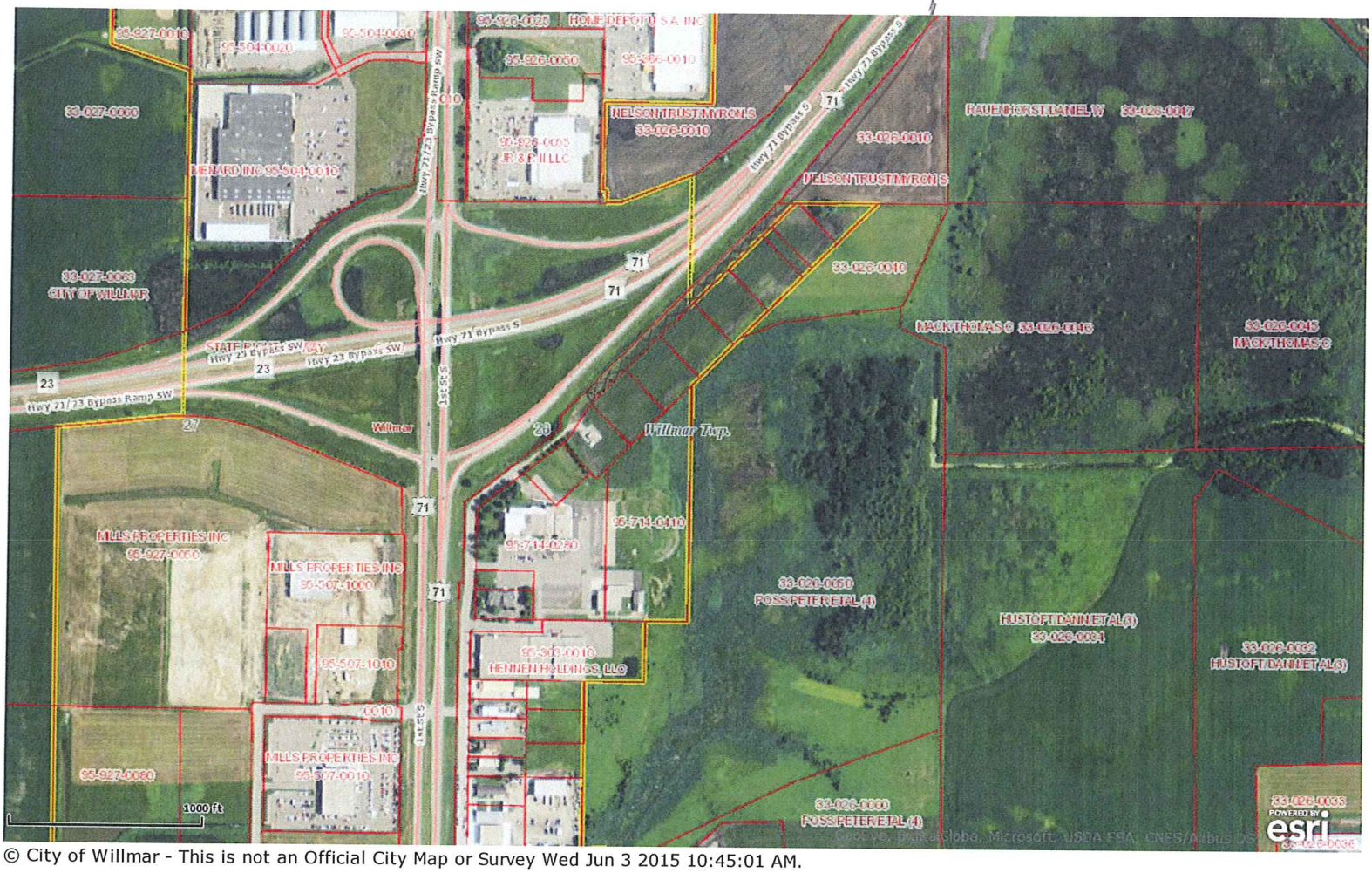
☒ petition for vacation



© City of Willmar - This is not an Official City Map or Survey Wed Jun 3 2015 10:45:01 AM.