

**WILLMAR PLANNING COMMISSION  
CITY OF WILLMAR, MN  
WEDNESDAY, OCTOBER 28, 2015**

**MINUTES**

1. The Willmar Planning Commission met on Wednesday, October 28, 2015, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

**Members Present:** Andrew Engan, Scott Thaden, Aaron Larson, Randy Czarnetzki, and Rolf Standfuss.

**Members Absent:** Margaret Fleck, Steve Gardner, Bob Poe, and Gary Geiger.

**Others Present:** Adam Gibson, and Megan M. DeSchepper-Planner.

2. MINUTES: The minutes of the September 9 & 15, 2015 meeting were approved as submitted.
3. GIBBY ADDITION PRELIMINARY PLAT-F ILE NO. 15-05: The public hearing opened at 7:01 p.m. Adam Gibson presented the request for a replat of his lot and a portion of an adjacent outlot to allow for a garage addition on property legally described as follows: Lot 4, Block 2, Eagle's Landing Phase II AND part of the Outlot B Eagles Landing Phase II (101 34<sup>th</sup> Ave. NE). Staff explained that the garage addition would have been very limited and required a variance; the applicant is purchasing land from the homeowners association to combine with their existing parcel. There is still a portion of Outlot B between the newly created lot and the County Road right-of-way, so a 10' side yard setback is required not a 30' from right-of-way setback.

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

Mr. Thaden made a motion, seconded by Mr. Czarnetzki, to approve the preliminary plat as presented.

The motion carried.

4. With no further business to come before the Commission the meeting adjourned at 7:10 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP  
Planner/Airport Manager

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**STAFF COMMENTS**

1. GIBBY ADDITION PRELIMINARY PLAT- FILE NO. 15-05:

- The applicants are Adam and Holly Gibson, Willmar, MN.
- The applicants are requesting subdividing land one property legally described as follows: Lot 4, Block 2, Eagle's Landing Phase II AND part of Outlot B Eagles Landing Phase II (101 34<sup>th</sup> Ave. NE).
- The applicants propose combining a portion of the adjacent Outlot owned by the homeowners association with their lot to allow an addition onto their existing garage to meet required setbacks.
- There is still a portion of the existing Outlot between the lot and the County Rd. 41. (10' side yard for setback of garage addition).
- The lot is zoned R-2 One and Two Family Residential.
- The lot exceeds minimum lot width and sq. ft. requirements.

**Engineering/Public Works Comments:** Eliminates portion of Outlot B and combines with established lot. Sanitary sewer service exists and is adequate.

**MUC Comments:** Electric and water already exist and are adequate.

**Assessor's Comments:** Replat of 95-148-1140 and part of 95-148-1680. No assessments.

**Fire Chief/Marshall Comments:** No comments.

**RECOMMENDATION:** Approve the preliminary plat as presented.