

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, MARCH 25, 2015**

MINUTES

1. The Willmar Planning Commission met on Wednesday, March 25, 2015, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

Members Present: Gary Geiger, Andrew Engan, Aaron Larson, Rolf Standfuss, Randy Czarnetzki, Steve Gardner

Members Absent: Scott Thaden, Margaret Fleck, and Bob Poe

Others Present: Bruce Peterson – Director of Planning and Development Services, Brian & Theresa Erdelt, Tracy & Beverly Olson, John Christianson, Dennis & Karen Sportel, Ione Ingebretson, Kathy Vruink, and Ron Christianson.

2. MINUTES: The minutes of the March 11, 2015 meeting were approved as submitted.

3. CHRISTIANSON (WOODBERRY ADDITION) PUD AMENDMENT CONDITIONAL USE PERMIT – FILE NO. 15-02

The public hearing convened at 7:02 p.m. The applicant was Christianson Properties, LLC. Being requested was a conditional use permit to allow rental twin homes on each lot on property described as Lots 1-20, Block 4, Woodberry Addition.

Staff gave a brief introduction to the project. Developer Ron Christianson stated that he intended to do a high density twin-home project. He said it was a good fit with the neighborhood, and the density of development was anticipated by a 2006 variance that allowed 15 foot front yard setbacks due to the presence of a 45 foot wide stormwater easement along the back of the lots. Mr. Christianson said that the style of the homes would match that of the surrounding neighborhood.

Public comments were solicited, Ione Ingebretson asked how many units would be constructed, Mr. Christianson said there would be a maximum of 40 units (20 twin-homes). He said it would be work force housing with \$1,200-\$1,400 monthly rents. Kathy Vruink expressed concern about traffic and parking. It was mentioned that the PUD provides the required off-street parking for the residential units to be constructed. Due to the density, parking on the east side of 28th Street Southeast will in all likelihood be prohibited. Tracy Olson asked about the difference between this development and the Westwind Project. Also, who would be responsible for the maintenance, and if there would be any negative impact on property values. Mr. Christianson said that both his project and Westwind are twin home projects, and

that maintenance responsibility for the Woodberry twin-homes will lie with Christianson Properties, LLC. Staff indicated that there was no evidence of property value impacts from other twin home projects within the City.

The public hearing closed at 7:10 p.m.

The Planning Commission reviewed the staff comments (see attachment A). It was noted that the front yard setback concerns raised by staff had been addressed by the 2006 variance granting 15 foot front yard setbacks. The Commission discussed site drainage and the size and function of the drainage easement that exists. It was asked if the potential was there for some of the units to be owner occupied. Mr. Christianson said that was not his plan and that it would require re-platting to do so.

Following discussion, a motion was made by Mr. Gardner, seconded by Mr. Czarnetzki to approve the PUD Amendment Conditional Use Permit with two conditions:

- Storm water calculations shall be submitted for review and approval by the Public Works Director prior to the issuance of any building permits. The storm water ordinance shall be met at all times.
- The use at all times shall meet all applicable local, state, and federal laws and regulations.

The motion carried on a unanimous roll call vote.

4. WASTEWATER TREATMENT SITE DEVELOPMENT

The Commission discussed the possibility of future industrial development at the Waste Water Treatment Facility west of Willmar. There was general support for that type of development.

5. There being no further business to come before the Commission, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Bruce D. Peterson, AICP
Director of Planning and Development Services