WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, DECEMBER 12, 2012

MINUTES

1. The Willmar Planning Commission met on Wednesday, December 12, 2012, at 7:00 p.m. at the Fire Hall Training Room of the Willmar Fire Hall.

   ** Members Present: Mark Klema, Charlie Oakes, Andrew Engan, Gary Geiger, Bob Poe, Nick Davis, Virgilio Aguirre, Jr., and Scott Thaden.

   ** Members Absent: Randy Czarnetzki.

   ** Others Present: Mario Santos, Arturo Ruiz, Roberto Resendiz, Esther Thorpe, Bruce Peterson- Director of Planning and Development Services, and Megan M. Sauer-Planner/Airport Manager.

2. MINUTES: The minutes of the November 14, 2012 meeting were approved as submitted.

3. CASA DE MISERICORIDIA (LINCOLN SCHOOL) REZONE FROM G/I TO R-2-FILE NO. 12-4: The public hearing opened at 7:03 p.m. Mario Santos presented the request for a rezone on behalf of the Casa De Misericordia Church for the rezone of the old Lincoln School property from G/I (Government/Institutional) to R-2 (One and Two Family Residential) legally described as follows: Lots 1-14, Block 1, Ferring's Second Addition (511 Julii St. SE). Mr. Santos explained that they wish to have religious services in the facility and other associated religious activities such as religious education classes for the youth etc.

   Arturo Ruiz, Robert Resendiz, and Esther Thorpe also spoke in favor of the rezone request.

   With no further comments from the public the hearing was closed at 7:09 p.m.

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

   The Commission talked about R-2 being the main district Churches are located in the community. Any site or use issues would be considered at the time of the conditional use permit public hearing.

   Mr. Engan made a motion, seconded by Mr. Oakes, to approve the rezone and forward it onto the City Council for a public hearing and Ordinance adoption.

   The motion carried.

4. MILL'S SECOND ADDITION- FINAL PLAT- FILE NO. 12-7: Staff presented the final plat of the Mill's Properties subdivision of three lots on property legally described as part of the NE 1/4, Section 27, Township 119, Range 35. The property is zoned GB and is accessed via 40th Ave. SW. A private drive is planned across Lot 2 and the applicant supplied a copy of the easement agreement as requested by the Planning Commission preliminary review. A gate valve shut-off has been added at the edge of the right-of-way as once the services leave the public domain they are private lines.

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

   Mr. Oakes made a motion, seconded by Mr. Thaden, to approve the final plat as submitted.

   The motion carried.

5. MSICELLANY: Staff updated the Commission on current building projects, and the anticipated building projects and street/trail improvements in 2013.

6. There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Megan M. Sauer, AICP
Planner

Attachment A

PLANNING COMMISSION-DECEMBER 12, 2012

STAFF COMMENTS

1. CASA DE MISERICORDIA CHURCH REZONE G/I TO R-2 FILE NO. 12-4:
    - The applicant is Casa De Misericordia (House of Mercy), Willmar, MN.
    - The applicant is requesting rezoning from G/I (Government/Institutional) to R-2 (One and Two Family Residential) on property legally described as: Lots 1-14, Block 1, Ferring's Second Addition to Willmar (511 Julii St. SE).
    - The surrounding properties are zoned R-2 and P (Park District).
    - The applicant wishes to operate a church out of the old school facility, which is permitted in the R-2 district with a conditional use permit.
    - Use conditions can be added when the conditional use permit is applied for including fire sprinkler system, parking, building façade, and religious uses.

      RECOMMENDATION: Approve the rezone and forward it onto the City Council for a public hearing and Ordinance adoption.

2. MILLS SECOND ADDITION TO WILLMAR FINAL PLAT- FILE NO. 12-7:
    - The applicant is Mills Properties, Inc. Brainerd, MN.
    - The applicant is proposing a three lot subdivision on property legally described as: part of the NE 1/4, Section 27, Township 119, Range 35 (Highway 71 S.).
    - The private access easement agreement document was submitted to the City for review. And will be recorded congruous to the plat.
    - The gate valve was added as requested.

      RECOMMENDATION: Approve the final plat as requested and forward it onto the City Council for review and approval.