

Dassel, MN

# Planning & Zoning Commission

Monday, March 10, 2025 at 6:00 pm

1. Call to Order
2. Roll Call - Sexton, Corbin, Nelson, Landrus
3. Approval of Minutes - September 10, 2024

## Attachments:

- **Draft Minutes for September 10, 2024** (Draft\_Planning\_and\_Zoning\_Commission\_Minutes\_2024-09-10.pdf)

4. **Public Hearings - Ordinance Amending the Dassel City Code of Ordinances Sections 153.008, 153.035-153.044, and 153.075 Regarding Cannabis Business Zoning Regulations and Cannabis Buffer Map (draft Ordinance 02-2025)**

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Dassel Planning & Zoning Commission will meet at the Dassel City Hall on Monday, March 10, 2025, at 6:00 p.m. to hold a public hearing to consider the following city-initiated items:

1. **Ordinance Amending the Dassel City Code of Ordinances Sections 153.008, 153.035-153.044, and 153.075 Regarding Cannabis Business Zoning Regulations and Cannabis Buffer Map.**

Copies of these full documents being considered for adoption, are available on the City's website at [www.dassel.com](http://www.dassel.com), at Dassel City Hall (460 3rd St), or by contacting the City Hall at 320-275-2454 or [renee.eckerly@dassel.com](mailto:renee.eckerly@dassel.com).

All persons interested are invited to attend said hearing, at which time both oral and written comments may be presented. Written comments may be submitted at any time prior to the meeting by mail: City of Dassel, PO Box 391, Dassel, MN 55325 or by email: [renee.eckerly@dassel.com](mailto:renee.eckerly@dassel.com).  
Publish on Friday, February 28, 2025 and Friday, March 7, 2025  
Posted on Monday, February 24, 2025

5. Open Forum
6. Additions or Omissions to Agenda
7. Business Items
  - a. **Motion to recommend or not recommend the draft Ordinance No 02-2025 - Dassel Cannabis Ordinance (zoning) and Buffer Map to the City Council.**  
Sarah Swedburg, City Planner, this update reflects a few changes that we were provided direction on from the joint Council/Planning Commission workshop:

- Removed the park south of downtown
- Allowed for sales of cannabis use by Conditional Use Permit in the C1 zoning district
- Included clarification of distance measurement language
- Removed event language for City Attorney to include in his portion of the ordinance

**Attachments:**

- **Draft Cannabis Buffer Map** (3-3-2025\_DRAFT\_Dassel\_CannabisBufferMap\_11X17L.pdf)
- **Draft Ordinance No 02-2025 - Dassel Cannabis Ordinance (zoning)** (DRAFT\_Ordinance\_No\_02-2025\_-\_Dassel\_Cannabis\_Ordinance\_02.28.25.pdf)

**b. Discuss Exterior Building Requirement in the Zoning Code.**

A complaint was received (Oct. 31, 2024) that the Dollar General building was not in compliance with the City Ordinance 153.041 C2 Highway Commerce, section D subdivision 3 Exterior Building Requirements. The violation was that the exterior was close to surpassing the 50% threshold for metal panels abutting a public right-of-way (Hwy12, south side of the building) and it exceeded it on the east side of the building that faces a residentially zoned property (731 Parker Ave W). Also, the remainder of the building exceeds the 75% threshold for metal panels.

I contacted Brian Fehrenbach, Meeker County Building Official. The City of Dassel contracts with Meeker County for building permit inspections and enforcement. Brian went and looked at the front of the Dollar General structure and, in his opinion, there is not 50% metal panels on the front of the building. But the 3 sides are 100% metal panels. But this is not part of the Building Code. This is part of the City Ordinance of which he does not enforce under the contract.

I reviewed the City Code (which are attached) and found the following:

Chapter 153.040 CI — Central Commerce under (D) Building Requirements the second (2) Exterior Building

Requirements (a) is a similar requirement but does not mention metal.

Chapter 153.041 C2 — Highway Commerce under (D) Building Requirements (3) Exterior Building Requirements: All exterior wall surfaces may be a combination of brick, dimensioned stone, rock face block, decorative concrete panels, stone, stucco, wood, glass or metal panels. Metal panels shall not encompass more than fifty percent of the building elevation abutting a public right of way or residential zoned property. Metal Panels shall not exceed seventy-five percent of all other exterior wall surfaces.

Chapter 153.042 II — Limited Industry under (D) Building Requirements (3) Exterior Building Requirements: all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of twenty-five (50) percent of all building elevations combined

Chapter 153.043 I2 — General Industry under (E) Building Requirements All exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass or metal panels. Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined.

Brian commented after reviewing the above sections of the city code that there have been several buildings constructed or had additions violating this section and either no one noticed, or it wasn't enforced so how do you punish Dollar General when others have done

it in the past.

I have attached a list of the construction projects that have also violated this Building Requirement section of the City Code. It appears to me that this section was adopted in 2005.

I forwarded the complaint and documentation to Kurt Greenley, City Attorney and his recommendation was to bring the issue to the Planning Commission to review and determine if the facade requirement is necessary and if so then send a recommendation to City Council who should enforce it.

**Attachments:**

- **List of Construction Projects - Violating Exterior section of Ordinance** (List\_of\_Construction\_projects\_-\_Violating\_exterior\_section\_of\_Ordinance.pdf)
- **Zoning Code Sections** (Zoning\_Ordinance\_Section.pdf)

**c. Discuss Possible Candidates to fill the Vacante seat**

**8. Adjourn**