

Dassel, MN

Planning & Zoning Commission

Minutes

Monday, February 12, 2024 at 5:30 pm

1. Call to Order

Minutes:

Meeting was called to order by Chair Sexton at 5:32 pm.

2. Roll Call

Minutes:

Commission members present: Sexton, Suchy, Corbin and Landrus arrived at 5:42 pm.

Commission members absent: none

3. Approval of Minutes

a. Regular meeting January, 22, 2024

Minutes:

Motion by Suchy, seconded by Sexton to approve the minutes as presented. Motion carried.

4. Public Hearings

a. Zoning Amendment - 811 Parker Ave W

Minutes:

Carl Wilkins asked if ABDO Markethouse, LLC is planning to purchase 811 Parker Ave W to develop as a Dollar General Store or what their ultimate plan is for the property. Paul Abdo stated that they do intend to purchase it to develop it. They work with several different brands, Dollar General being one, they try to find the best fit for the property and location. Wilkins stated the City of Cokato already has three dollar type stores and questioned whether their study shows another would be viable in this location.

Wale Banjoko owner of Red Rooster Foods expressed his concern about the effect this will have on the grocery store which he recently purchased. Banjoko questioned what percentage of properties they retain and what percentage they sell once developed.

Chair Sexton asked about their timeline and how it would be affected by the MNDOT Hwy 12 project. Clerk Boese explained this project would not affect the Hwy 12 project. The developer would be responsible as part of the permitting process to get any required MNDOT permits.

Abdo stated there is still a lot to do prior to construction, but it is anticipated early to late summer. The purchase agreement is contingent on whether this can be rezoned, stating the location is better suited to be a commercial property.

Banjoko expressed his concern about whether this gets passed if another similar store comes in what the process will be. Clerk Boese explained that another property if already zoned Commercial, could be developed and would only need to apply for a building. Abdo is here requesting rezoning from residential to commercial. The Commission is required to

make a recommendation to the City Council for final approval.

Commission member Corbin questioned why the 2007 Comp Plan was what was being shown and Clerk Boese explained the 2040 Comp Plan/Map as prepared by the City's previous consultant had not been adopted by resolution, nor had they provided a Shoreland Overlay map. This is being completed by the current Planner. The zoning on this parcel was not rezoned as part of the comp plan process. The Commission and Council will be reviewing and adopting those items in March, however that would still not change the zoning on this property. Proposed future use in the Comp Plan is designated as Commercial.

Commission member Suchy asked for clarification on what Fringe meant and Clerk Boese stated it was outside of the downtown areas.

Chair Sexton closed the Public Hearing at 5:57 pm.

Motion by Sexton, seconded by Suchy to approval the lot consolidation application by Addo Markethouse, LLC and Stephanie Corbin, 811 Parker Ave W, of both lots, PID 23-0229000 & 23-0608000 with the following conditions:

1. Before recording, the applicant shall submit title search and comply with any identified deed restrictions.
2. The applicant shall record the appropriate documents in the Office of the County Recorder within 120 days after the date of approval and furnish the City Clerk with a copy of the recorded documents.
3. All future development shall submit the grading plan and other applicable permits for the lot must be approved by the City Engineer prior to issuance of any building permits, including setbacks. The plan must control surface water runoff and prevent sedimentation as per the MPCA stormwater permit and must perpetuate drainage patterns per original design. Motion carried with Corbin abstaining.

Motion carried with Corbin abstaining.

Motion by Suchy, seconded by Landrus to recommend approval to the Council the rezoning application by Abdo Markethouse, LLC & Stephanie Corbin change from R-2 (residential) to C-2 (Commercial) of both lots, PID 23-0229000 & 23-0608000. Motion to Suchy, seconded by Landrus to amend the previous motion to include the following conditions:

1. The applicant shall obtain all necessary permits prior to any construction or grading on site.
2. The applicant shall consult with MnDOT for any permitting needed for ingress/egress along U.S. Highway 12 (Parker Ave W).
3. The use must comply with all other provisions of the City Code.

Motion carried with Corbin abstaining.

Abdo is currently working with the County to make sure all permitting and everything will be in order and done.

Vote results:

Ayes: 3 / Nays: 1

5. Open Forum

6. Additions or Omissions to Agenda

7. Business Items

a. Schedule public hearing, March 11, 2024 - Comp Plan, Zoning Map & Shoreland Ordinance

Minutes:

Public hearing scheduled for March 11, 2024 at 5:30 pm.

8. Adjourn

Minutes:

Chair Sexton adjourned the meeting at 6:18 pm.