

Dassel, MN

Planning & Zoning Commission

Minutes

Monday, April 29, 2024 at 5:30 pm

1. Call to Order

Minutes:

Meeting called to order at 5:30 pm by Chair Sexton.

2. Roll Call

Minutes:

Members present: Corbin, Landrus, Nelson, Suchy and Chair Sexton

Members absent: none

3. Approval of Minutes - February 12, 2024 Regular Meeting

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

4. Public Hearings

a. Land Use Maps, Comprehensive Plan, Shoreland Ordinance

Minutes:

The following input was received during the hearing:

1. **Julie Ardoff, PID 23-0709000** questioned if anything will change in the Shoreland ordinance to prevent her from spraying weeds in her yard. Nothing prevents that in the Shoreland ordinance.
2. **Greg Nelson 23-0009000** asked why his property at the end of Pacific was proposed to be changed from Ag to multi-family on the Future Land Use Map and the current map is R-1. He wanted to know what happens if he wants to build a single-family home in the future or he continues farming as is the present use of the property. He was told he can continue the current use (farming) and will be allowed to build a home in the future if he chooses.
3. **Don MacKay 23-0009000** questioned the density requirements on Nelson's property.
4. **Christina Anderson 23-0414000** asked if she could continue the use of her hobby farm with the zoning change to R-1. She was told she can continue the current use of her property and maintain the animals she has on the property.
5. **Rod Lund PID 23-0597000** presented a proposed plat for his property located east of the cemetery on Spring Lake. He requested the

property be zoned R-3 to allow development of the property. The Commission agreed to leave the current zoning but change the property to R-3 on the future land use map.

6. **Bill Muonio 23-0659000** asked about building a house on his vacant lot on Sellards Ave, currently it would not meet minimum square footage being zoned R-1. He requested it be left R-2. The Commission advised him to apply for a variance if he decides in the future to build a house on that lot and that it will remain R-1 at this time.
7. **John Dahl 23-0705000** sent a letter requesting his property on the corner of Martin & Circleview Dr remain R-2 as he might build a townhome on the property in the future. The Commission did not change the R-1 zoning but recommended Dahl submit a request to rezone the property in the future if he decides to build the townhome.

The hearing was closed with no further input from the public.

The Commission recommended the area shown on the map as C-2 on Fifth Street be changed to R-1 and the twinhomes on Circleview Dr be changed from R-1 to R-2.

The Planner explained the changes required by the DNR to the Shoreland Ordinance. This item will be discussed in greater detail at an upcoming meeting. The Planner will update the zoning and future land use maps for final review and approval by the Commission at the next meeting.

5. **Open Forum**
6. **Additions or Omissions to Agenda**
7. **Business Items**
8. **Meeting recessed 6:50 pm and will reconvene on Tuesday, May 7 at 5:00 pm.**