

Dassel, MN

Planning & Zoning Commission

Minutes

Tuesday, July 9, 2024 at 5:30 pm

1. Call to Order

Minutes:

Meeting called to order by Chair Sexton at 5:29 pm.

2. Roll Call

Minutes:

Members present: Corbin, Landrus, Nelson, Suchy and Chair Sexton. Member absent: none
Others present: Marlene Blunt 220 7th St S., Cindy Hansen 441 Parker Ave. W., Jim Nelson 108 Highview Dr., Mary Ann Krol 125 Highland Circle, Donna Mattson 129 Highland Circle, Sandi & Roger Toft 139 Highland Circle, Adrienne Henschke 131 Highland Circle, Geri Nyman 137 Highland Circle, Robert & Barb Duff 530 4th St N., Rachel & Shana Huls REMAX Results of Hutchinson.

3. Approval of Minutes Reconvene Meeting May 7, 2024

Minutes:

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

4. Public Hearings

5. Open Forum

Minutes:

Residents asked if the person on the committee that was connected to 421 Parker Ave W would be in on the decision making and it was stated that he would be abstaining from any decisions made in regards to any of his properties.

Residents of Highland Circle asked questions in regard to maintenance when it comes to mowing and snow removal. They also had questions about the plans that are on the agenda tonight and Eckerly explained to them that these are just conceptual, and Corbin is just looking for feedback from the Commission, no decisions will be made. It was expressed by Corbin to the residences that any building issues would need to be addressed with Compton, not the current owners.

Eckerly stated there may be an opportunity to set up a joint meeting with the residents and the County Assessor.

Chair Sexton closed the Open Forum at 6:13 pm.

6. Additions or Omissions to Agenda

7. Business Items

- a. **Historic Landmark Designation Application - Kaufman House; PID 23-0139000, 250 Pacific Ave W**

Minutes:

Motion by Suchy, seconded by Landrus to recommend to the City Council to designate the

Kaufman House: PID 23-0139000, 250 Pacific Ave W a historic landmark. Motion carried.

b. Lot Line Adjustment Application - Marlene Blunt 220 S 7th St

Minutes:

Motion by Landrus, seconded by Nelson to recommend to the City Council to approve the lot line adjustment combining PID 23-0275001 200 7th St S and PID 23-0274000 220 7th St S under the 220 7th St S. Motion carried.

c. Zoning Map Amendment - 35 Blue Property Group LLC PID 23-0076000, 421 Parker Ave W

Minutes:

Nick Corbin, 35 Blue Property Group stated they are looking to put efficiency, 2 and 3 bedroom apartment in at 421 Parker Ave. W. Corbin stated they planned for 14 parking spaces. Each unit will have a separate entrance, and a sprinkler system will need to be installed for fire suppression. He will submit a final plan including a drainage plan for the public hearing.

Neighbors to the property at 421 Parker Ave. W. had concerns about the number of units and the number of parking spaces plus the lack of space in the rear of the property.

Motion by Sexton, seconded by Suchy to schedule a public hearing for the zoning map adjustment request for 421 Parker Ave. W. on August 20th at 5:30 pm. Motion carried.

d. Feedback on Concept Layout Plan for Highland Circle (PUD) - 35 Blue Property Group LLC

Minutes:

Nick Corbin, 35 Blue Property Group reported the initial plans were for duplexes and an 8-plex on the inside circle. Corbin discussed what other options they had and their intentions for development. Concerns about snow removal, parking, street maintenance and the possibility of an HOA were also discussed. Corbin was looking for input from the Commission.

8. Adjourn

Minutes:

Motion by Landrus, seconded by Suchy to adjourn at 7:30. Motion carried.