

Dassel, MN

Planning & Zoning Commission

Minutes

Tuesday, August 20, 2024 at 5:30 pm

1. Call to Order

Minutes:

Meeting called to order by Chair Sexton at 5:35 pm.

2. Roll Call

Minutes:

Member present: Corbin, Landrus, Suchy and Chair Sexton. Members absent: Nelson Others present: Nathan Clark 74540 213th St., Dana Pettit, Mischelle Knipe 401 Parker Ave. W., Barb & Rob Duff 530 4th St. N., Sherrie Bjork 520 4th St. N., Alexis Grondahl 531 4th St. N., Aaron & Claudette Moen 420 William Ave. N., Nathan Paone 715 Jefferson St. Anoka, MN, Donna Mattson 129 Highland Circle, Cindy Hansen 441 Parker Ave. W., Brian & Shelli Zeglen 520 5th St. N., Clint Scherping 35 Blue Property Group.

3. Approval of Minutes - July 9, 2024

Minutes:

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

4. Public Hearings - Zoning Amendment PID 23-0076000, 421Parker Ave W

Minutes:

Public Hearing opened at 5:37 pm.

Residents expressed their concerns about the possibility of asbestos and mold during demolition, the affects the asphalt would have on the surrounding area in regard to temperature, snow removal, drainage, parking, fencing, garbage removal, parking for tenants, noise and light pollution, the number of units and tenants allowed in each and where visitors would park. Each resident spoke of their concerns and expressed to the commission they are not in favor of the rezoning.

Scherping and Corbin, 35 Blue Property Group LLC informed the committee and the residents of their plans of repairing a building that has been in disrepair for many years and being able to offer housing. Scherping stated they had a drainage plan that will keep the surface drainage on their property. They plan to have a space for a refuse dumpster. They are only required to have 1 parking spot per unit and plan to keep the driveway gravel. There will be no pets allowed. They will have a sprinkler system. The demo company completed the testing for mold and asbestos and he will reach out to them for the results.

Public Hearing was closed at 6:35 pm.

5. Open Forum

6. Additions or Omissions to Agenda

Minutes:

Motion by Suchy, seconded Landrus to approve recommendation by Sexton to move Business Item A to C, B to A and C to B. Motion carried.

7. Business Items

a. Zoning Amendment - PID 23-0076000, 421 Parker Ave W

Minutes:

Motion by Suchy to approve the rezoning with the Finding of Fact and Conditions as presented by Sarah Swedburg, Planner with Bolton & Menk. Findings of Fact: The following summarizes the findings related to rezoning this property to allow a conversion of an existing home to a multi-family building: 1. The Comprehensive Plan's future land use plan designates this property as Low Density Residential, and one of the City's goals in the 2040 Comprehensive Plan is to "Strengthen housing quality by encouraging the maintenance and improvement of the existing housing stock and properties throughout the community." 2. The Multiple Family Residential (R3) district allows for a multi-family dwelling as a permitted use. 3. Adjacent uses are residential in nature and uses south of the property are commercial in nature. 4. The current building does not meet the Multiple Family Residential (R3) district standards for lot size, width, and setbacks. 5. The proposed plan is consistent with the Multiple Family Residential (R3) district standards for use, landscaping, and screening. 6. The proposed plan would increase impervious surface from 35.6% percent to 55.6% percent. Conditions: If the Planning Commission approves this application for a rezoning, it should be subject to the following conditions: 1. The site shall not have more than 5 dwelling units, or the applicant shall submit and obtain all necessary variances for lot size, width, and/or setbacks prior to issuance of a building permit. 2. The applicant shall obtain all necessary permits prior to any construction or grading on site. 3. The applicant shall submit a drainage and grading plan. All drainage patterns shall be maintained and not impact adjacent properties. 4. The use must comply with all other provisions of the City Code. The Planning Commission should consider whether approval of this rezone should include any additional conditions to protect the public health, safety, and welfare. Motion failed with Suchy and Sexton voting yes, Landrus voting no and Corbin abstaining (need to be majority of the Commission to passed)

b. Lot Line Adjustment - JC Clark LLC, 625 and 631 Parker Ave W

Minutes:

Nathan Clark stated he is looking to start a new business in town. The business would be Dassel-Cokato Marine which would clean and winterize boats. Motion by Sexton, seconded by Suchy to recommend approval to the City Council of the lot line adjustment application. Motion carried.

c. Conditional Use Permit - 625/631 Parker Ave W - Outside Storage

Minutes:

Motion by Suchy, seconded by Corbin to set a Public Hearing for the Conditional Use Permit for 625/631 Parker Ave. W. on September 10, 2024, at 5:30 p.m. Motion carried.

8. Adjourn

Minutes:

Motion by Landrus, seconded by Suchy to adjourn at 7:15 pm. Motion carried.

Contact: Renee Eckerly (renee.eckerly@dassel.com 320-275-2454) | Minutes published on 09/05/2024, adopted on 09/10/2024