

# Dassel, MN

## Planning & Zoning Commission

### Minutes

Tuesday, September 10, 2024 at 5:30 pm

#### 1. Call to Order

**Minutes:**

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

#### 2. Roll Call

**Minutes:**

Members present: Corbin, Landrus, Suchy and Chair Sexton. Members absent: Nelson Other present: Sarah Swedburg, Planner with Bolton & Menk, Nathan & Christina Clark 74540 213th St., Barb Duff 530 4th St N., Mischelle Knipe 401 Parker Ave. W., Aaron & Lynda Peterson 651 Parker Ave. W., Jill & Perry Jackson 530 Todd St. Lot 14, George Betzold 530 Todd St. Lot 16, Sue Yates of Cokato, Ian Wilson of Dassel, Curtis Houghton 831 5th St. N.

#### 3. Approval of Minutes - August 20, 2024

#### 4. Public Hearings - Conditional Use Permit PID 23-0498001, 625 Parker Ave W and PID 23-0499000, 631 Parker Ave W

**Minutes:**

Public hearing was opened at 5:31 pm.

Nathan Clark addressed the Commission with his intent for Dassel-Cokato Marine, a new business that would focus on the winterizing and storage of boats and other watercraft. Clark insured the community that the storage will be neat, organized and quiet. Storage will only be during the winter months, and there has been security cameras installed on the property. Clark also stated the fabric for the fencing is going to be installed but was on back order.

George Betzold has concerns of the crime rate going up. He feels that it will be easy for people to cut the fence to get in and steal. He would like to see more lighting in the back to deter such activities. Since there are shed behind there that would prevent people from being seen.

Curtis Houghton stated the fencing makes Dassel look like the ghetto with the barbed wire on the top. He doesn't want it to appear as if Dassel has a problem.

Jill Jackson questioned why they are currently storing boats and trailers on the property if they don't currently have a Conditional Use Permit. Jackson also believes this type of business does not fit with the surrounding properties. It does not give a welcoming look to Dassel. Jackson also stated the new fencing going up on the property North of Hwy 12 on Hwy 15 looks nice and doesn't have barb wire along the top. It was installed by the same fencing company.

Christina Clark owner of 625/631 Parker Ave. W. stated there is storage 50 yards from this property. Cokato and Hutchinson have similar businesses with the same type fencing. The plan to be a long-term resident. The building that was taken down on this property was an eye sore for years. Their plan is to bring business to a dying Dassel. The fence was put up for protection and security. The barb wire was not an insurance requirement but a standard in the industry. The pontoon, boat and trailers are theirs and are on the property temporarily.

Mischelle Knipe stated there are two Marine sales businesses in Delano and neither of them have fencing.

Sarah Swedberg City Planner gave her staff report. She stated council will consider the lot consolidation recommendation at the September 16, 2024, Council Meeting. Swedberg stated the utility easement will be retained. If work will need to be done in the easement, it will be the responsibility of the property owner to make it accessible and bear the cost of restoration of the area.

Landrus wants clarification from the City Engineers if the city would be responsible for an abatement, if one was needed. Landrus also noted the handicap accessible parking sign was now behind the fence and questioned if the fitness center would need to relocate it.

## 5. Open Forum

## 6. Additions or Omissions to Agenda

## 7. Business Items

### a. Conditional Use Permit - PID 23-0498001 and PID 23-0499000 625/631 Parker Ave W - Outside Storage

#### **Minutes:**

Motion by Corbin, seconded by Landrus to approve the Conditional Use Permit with the Findings of Fact: 1. The Comprehensive Plan's future land use plan designates this property as Commercial. 2. The Highway Commerce (C2) district allows for commercial business with outdoor display as a use by conditional permit. 3. Uses east, west, and south of this property are commercial by nature. The use north of this property is a manufacture home park. 4. The lot standards for the C2 district are met. 5. The proposed plan is consistent with the C2 district standards for use, landscaping, and screening. 6. The proposed use will not alter the impervious surface of the property and drainage patterns will be maintained 7. The applicant acknowledges the public utility easement running north and south on the property and the City shall be granted access to the storm sewer line whenever required. And the Recommendation: 1. The lot combination request shall be approved by the City Council and 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. 2. All future development shall submit the grading plan and other applicable permits for the lot must be approved by the City prior to issuance of any building permits, including fences. 3. The utility easement currently running north and south between 625 and 631 Parker Ave W shall be maintained. The City shall be granted access to the storm sewer line whenever required, and if any work or repairs need to be completed within the easement area, the property owner shall be responsible for removing and replacing the fence that is proposed. Any work within the easement by the City shall be completed according to the original easement agreement. 4. Drainage patterns on the property shall be maintained. 5. The use must comply with all other provisions of the City Code. Motion carried.

### b. Appointment of Planning Commission Member to the Dassel Heritage Preservation Commission

#### **Minutes:**

Motion by Suchy, seconded by Corbin to appoint Suchy to the Dassel Heritage Preservation Commission. Motion Carried.

## 8. Adjourn

**Minutes:**

Motion by Sexton, seconded by Landrus to adjourn the meeting at 6:15 pm. Motion carried.

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