

**REGULAR MEETING OF THE DASSEL PLANNING & ZONING COMMISSION
NOVEMBER 18, 2019, 4:30 P.M.
DASSEL CITY HALL**

The Regular Meeting of the Dassel Planning & Zoning Commission was called to order by Chair Corbin at 4:30 p.m. on November 18, 2019 at the Dassel City Hall.

Present: Members Bjork, Hollaran, Scherping, Sexton and Corbin (5)

Absent: None (0)

Also present: Clerk Boese

Motion by Bjork, seconded by Sexton to approve the May 20, 2019 Regular Meeting minutes with 1 correction. Motion carried unanimously.

PUBLIC HEARING

Steve & Marty Nelson, 961 RE LLC, Rezoning application-request to rezone to Limited Industrial, Parcel ID 07-0416001, currently zoned agriculture in Dassel Township. City Council has approved annexation of the parcel jointly with the Township.

Property owners Eric and Mike Nelson provided the following information about the proposed industry, TechMix: 40,000 square foot warehouse building on 13 acres; 20-25 new jobs will be created; The product being produced is a vitamin mixture for dairy, beef and swine and is distributed in 65 counties. They have 5 contract manufacturing plants in Europe. They plan to produce 20 tons/day of powdered product which goes directly into foil packets and is odorless. Truck traffic will be limited to deliveries between 7am and 6pm.

Public comments:

1. Dan Millner, requested clarification of impact to the existing neighborhood.
2. Becky Sorenson, expressed concern about truck traffic impact.
3. Terry Heidecker, expressed concern about maintenance costs of the road.
4. Kari Wendroth, requested more information on the development growth and long term goals of the business.
5. Justin Wendroth, city needs more information about the business.
6. Stephanie Corbin, does not support the development.
7. Debbie Morris, Principal expressed concern with increased traffic past the school.
8. Michelle Pitchford, concerns with shipping hours, light pollution and traffic patterns.
9. Steve Graff, wanted to know impacts on streets and school.
10. Scott Gottschalk, wanted the proposal to be approved, city has lost jobs and needs new employers. He submitted a written statement to the Commission.
11. Kim Clancy, concerned about ownership of the company.
12. Myron Hedke, concerned about odor.
13. Zack Porkonowski, zoning should not be changed.
14. Renee Graff, wants new business in town, city should be 100% welcoming.

The public comment portion of the hearing was closed.

Commission member Scherping requested the following additional information: boundary map with adjacent zoning; petition of adjacent property owners; effect on surrounding property values; anticipated expansion of city utilities along with a traffic study; cost of extending city services; forecast for the entire site including number of anticipated jobs created; future tax revenues; and site development plans. He also asked what type of presence does the company have and what will they have in Dassel.

Eric Nelson responded that the company is family owned and has been in business since 1973.

Commission member Sexton questioned water consumption and city capacity to provide the service.

Mike Nelson responded that 80% of the production is in powder form.

Commission member Hollaran questioned whether TechMix has an R & D department and if it would be located in Dassel.

Mike Nelson responded they employ 1 quality control person and they get assistance from universities for R & D.

Commission member Bjork asked about timeline for construction if approved.

The Commission requested additional information from the applicants and will continue discussion on the request.

The meeting was recessed at 5:35 p.m. and will reconvene on Tuesday, November 26th at 4:00 p.m. The Commission requested the City Attorney and City Planner be at the meeting when they reconvene.
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Clint Scherping
Acting Chairman

Terri Boese
Secretary