

**CITY OF SAINT PETER  
AGENDA AND NOTICE OF REGULAR MEETING  
PLANNING & ZONING COMMISSION  
Thursday, October 1, 2020 at 5:30 p.m.**

**VIRTUAL MEETING UNDER M.S. 13d.021 – SEE BELOW FOR LOG-IN  
INFORMATION**

- I. Call to Order
- II. Oath of Office – Kelly Henry
- III. Approval of Agenda
- IV. Approval of Minutes
- V. Unfinished Business
- VI. New Business
  - a. Brad Baker (Zoning Text Amendment) Gateway Overlay District
  - b. Brad Baker (Conditional Use Permit) Indoor Sports & Recreation
- VII. Reports
- VIII. Adjourn

As provided in Minnesota Statutes 13D.021, Planning and Zoning Commission meetings may be conducted by telephone or other electronic means. Planning and Zoning Commission meeting on October 1<sup>st</sup> is accessible electronically by GoToMeeting software available at no charge (see link below) or by calling as indicated below. Here is the information necessary to access the October 1, 2020 meeting electronically.

**From your computer, tablet or smartphone: <https://global.gotomeeting.com/join/601040333>**

**From your phone. (Toll Free): 1 877 309 2073 - One-touch: <tel:+18773092073>, [601040333#](tel:+18773092073)**

**Access Code: 601 040 333**



**OATH OF OFFICE**

**STATE OF MINNESOTA)  
COUNTY OF NICOLLET)  
CITY OF SAINT PETER)**

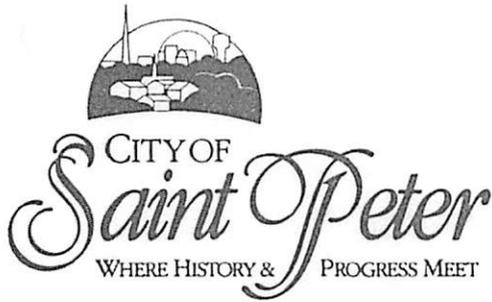
I, Kelly Henry, do solemnly swear that I will support the Constitution of the United States and that of the State of Minnesota, and that I will faithfully and impartially discharge the duties of a Planning and Zoning Commission member in and for the City of Saint Peter, Minnesota, to which office I have been appointed, to the best of my judgement and ability.

\_\_\_\_\_  
Kelly Henry

WITNESSED BY:

Subscribed and sworn to before me  
This 1<sup>st</sup> day of October, 2020.

\_\_\_\_\_  
Cynthia K. Moulton  
Notary Public



## Memorandum

To: Planning Commission

Date: September 25, 2020

From: Russ Wille, Community Development Director

RE: Brad Baker (Zoning Code Text Amendment) Gateway Overlay District

### ACTION / RECOMMENDATION

Adopt the attached resolution recommending that the City Council provide for an amendment to the text of the Zoning Code to only require enhanced finishes upon the building facades facing a public street or park within the (GO) Gateway Overlay zoning districts.

### BACKGROUND

Brad Baker has purchased the vacant property on the corner of North 3<sup>rd</sup> Street immediately south and across the street from the new Hy-Vee operations. The property has been assigned a street address of 967 North 3<sup>rd</sup> Street.

The property in question is zoned (C-4) Highway Service Commercial. The property is also subject to the regulations and standards of the (GO) Gateway Overlay districts.

Mr. Baker would intend to construct a privately finance field house. The use would include batting cages but could accommodate a number of similar indoor recreational uses. The use would be classified as "Indoor Sports and Recreation".

The (GO) Gateway Overlay zoning districts were established nearly 15 years ago. The intent of the Gateway Overlay districts are as follows:

*"Sec. 24-438. - Statement of intent.*

*The GO Gateway Overlay District is intended to promote high quality development within the Highway No. 169 corridor. The design features and development standards included in this division are intended to create a memorable and positive first impression upon those entering the city, particularly the motoring public. The District also intends to establish an image and character that is distinctly Saint Peter. The principles of the Gateway Overlay District are to be carried out through standards related to site planning, signage, architecture and landscaping."*

The Gateway Overlay regulations were largely due to the Dollar General development when the store was constructed in 2006. The exterior of the Dollar General building is predominately metal and steel siding while the loading dock / garbage corral are presented to the Highway #169 traffic.

Elected officials at the time were concerned that the visual impression of Saint Peter would be negatively impacted if additional buildings of a similar construction and design were to be repeated. As such, the Planning Commission recommended, and the City Council adopted the current Gateway Overlay district regulations.

Section 24 – 446 of the Gateway Overlay Districts regulations apply to the exterior finish of building facades. The use of steel, vinyl or aluminum siding as an exterior wall finish is restricted to a maximum of 25% of any exposed building façade. At least 75% of an exterior façade shall be finished with brick, stone, precast concrete panels, block, glass or stucco.

Mr. Baker had prepared building plans that conformed to the provisions of Section 24 – 446 with an enhanced exterior finish upon each of the four exterior facades. As he has sought construction estimates and bids, he has determined that providing the enhanced finish on each façade would be cost prohibitive and he would need to forgo the project.

As a result, and with a desire to proceed, Mr. Baker has paid the appropriate fee for consideration of an amendment to the text of Section 24 – 446. He would propose that the enhanced exterior finishes only be required upon facades exposed to a public street or park. He further suggests that the intent of the Gateway Overlay district as it applies to promoting high quality development could still be satisfied while lessening the ordinance requirements.

City Administrator Prafke and I have discussed Mr. Baker's proposed amendment and would support the text amendment. To that end, a resolution has been prepared for your consideration that would recommend that after conducting a public hearing, the City Council provide for the amendment as petitioned by Mr. Baker.

#### **FISCAL IMPACT:**

Mr. Baker has paid the appropriate fee established by the City Council for consideration of the ordinance amendment. If the amendment is passed by the Council, Mr. Baker will pay a second fee related to publication of the ordinance amendment in the St. Peter Herald.

APPLICATION FORM  
CITY OF SAINT PETER, MINNESOTA

Street Location of Property (address) (GO) Gateway Overlay Districts  
- City Wide

Owner: Name ~~XXXXXXXXXX~~ Brad Baker

Address \* 3328 W. 55th St.  
Applicant: (If different from owner) EDINA, MN 55410

Name \_\_\_\_\_  
Address \_\_\_\_\_

- Type of Request: (Please check one)
- Rezoning
  - Conditional Use
  - Application for Subdivision
  - Other
  - Annexation
  - Vacate Public Ways
  - Variance
- \_\_\_\_\_ Number of Lots

Description of Request: Amend Section 24-446 of the zoning Code to read,  
"(i) Exterior wall Finish. All exterior wall finishes on any  
building structure facade exposed to a public street shall be  
predominately constructed of the following materials, or a combination  
of the following materials.

\* [Signature]  
Applicant Signature  
\* 9/10/20  
Date

(To be filled in by City Officials)

Petition received with fee \$ 300.00 on \_\_\_\_\_ by RW

Action of Variance Board (if request is for Variance) N/A

Action of Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Action of City Council \_\_\_\_\_ Date \_\_\_\_\_

Fee \$ 300.00 Receipt Number 00482762 Date 09/11/2020

I'm writing this letter for a request to change the City's Gateway requirements. The way they are now, you require stone or brick on all sides of the building. With the building that we would like to build and the location, we think that that is unnecessary since 2 sides are not visible from the road and it adds costs that could prevent the project to go through due to costs. The property is located on the corner of North 3rd St on the South East corner.

Thanks, Jesse Lager  
Brad & Jeff Baker Project

A handwritten signature in black ink, appearing to read "Jesse Lager", written over the typed name.

Lager Construction Inc.  
[jesselager@yahoo.com](mailto:jesselager@yahoo.com)  
507-995-6266

Sec. 24-446. - Building design and construction.

All buildings and structures in the GO District shall meet the following building design and construction standards:

**(1) Exterior wall finish. All exterior wall finishes on any building structure shall be predominately constructed of the following materials, or a combination of the following materials:**

- a. Face brick;
- b. Natural stone;
- c. Precast concrete panels, if the material has been integrally treated with a color, or if the surfaces have a texture or pattern discernibly different from flat smooth concrete;
- d. Concrete block, if the exposed surfaces have a texture or pattern discernibly different from flat smooth concrete, and if the material is either integrally colored or treated with a long-lasting durable decorative finish;
- e. Glass;
- f. Stucco, or similar durable cement-based material;
- g. Accent or framing materials of metal or wood, but only if such materials form a minor part of the overall facade treatment;
- h. Steel, vinyl or aluminum siding shall be limited to a maximum of 25 percent of the exposed exterior wall finish;
- i. Other material of similar quality and durability as approved by the Board of Appeals and Adjustments.

(2) *Additions and accessory buildings.* All subsequent additions to the principal structure and all accessory buildings and structures shall be constructed of a similar material as the principal building.

(Ord. No. 394(2nd Ser.), § 1(11.20), 11-26-2007)

ORDINANCE NO. \_\_\_\_\_, THIRD SERIES

**AN ORDINANCE AMENDING SAINT PETER CITY CODE, CHAPTER 24, LAND USE REGULATIONS AND ZONING, DIVISION 15, SECTION 24-446 TO ONLY REQUIRE ENHANCED FAÇADE FINISHES ON WALLS EXPOSED TO A PUBLIC STREET OR PARK WITHIN THE (GO) GATEWAY OVERLAY DISTRICTS AND ADOPTING BY REFERENCE SAINT PETER CITY CODE CHAPTER 1 SECTION 1-6, WHICH, AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS**

WHEREAS, Brad Baker has proposed an amendment to the Saint Peter City Code, Chapter 24, Land Use Regulations and Zoning to only require an enhanced exterior finish to walls exposed to a public street within the (GO) Gateway Overlay districts; and

WHEREAS, the Planning and Zoning Commission has found that the requested amendment to the Saint Peter City Code is consistent with the provisions of the comprehensive plan for the development of the City of Saint Peter and has recommended the City Council adopt the ordinance amendment as petitioned; and

WHEREAS, following public notice as required by State Statute, a public hearing was held by the Saint Peter City Council on October 26, 2020 for the purpose of soliciting citizen input regarding the subject amendment to the Saint Peter City Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAINT PETER, NICOLLET COUNTY, MINNESOTA DOES HEREBY ORDAIN:

Section 1. City Code Chapter 24, "Land Use Regulations and Zoning, Division 15 "Gateway Overlay District, Section 24 – 446 (1) is amended to read:

Sec. 24 – 446. – Building design and construction.

All building and structures in the GO District shall meet the following building design and construction standards:

- (1) Exterior Wall Finish. All exterior wall finishes exposed to a public street or park, on any building structure shall be predominately constructed of the following materials, or a combination of the following materials:

Section 2. All provisions of Chapter 1 of the Saint Peter City Code are made a part hereof and applicable to this Ordinance.

Adopted by the City Council of the City of Saint Peter, Nicollet County, Minnesota this 26<sup>th</sup> day of October, 2020

ATTEST:

\_\_\_\_\_  
Todd Prafke  
City Administrator

\_\_\_\_\_  
Charles Ziemann  
Mayor

ATTEST:

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Andrew Davis  
Chairperson

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Rosten Wille  
Community Development Director

**CITY OF SAINT PETER  
PLANNING & ZONING COMMISSION  
RESOLUTION NO. 2020 -**

**STATE OF MINNESOTA)  
COUNTY OF NICOLLET)  
CITY OF SAINT PETER)**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AMEND SAINT PETER CITY  
CODE, CHAPTER 24, SECTION 24 – 446 TO ONLY REQUIRE ENHANCED EXTERIOR  
FINISHES ON BUILDING FACADES FACING A CITY STREET OR CITY PARK IN THE  
GATEWAY OVERLAY ZONING DISTRICTS**

WHEREAS, Brad Baker has paid the appropriate fee and has petitioned for an amendment to the text of the Zoning Code; and

WHEREAS, the intent of the (GO) Gateway Overlay zoning district standards are to promote high quality development within the Highway #169 corridor and to create a memorable and positive first impression upon those entering the city; and

WHEREAS, the provisions of Section 24 – 446 of the Zoning Code limits the use of steel, vinyl or aluminum siding upon exterior building facades in the (GO) Gateway Overlay Districts; and

WHEREAS, individual facades in the Gateway Overlay districts are limited to twenty-five percent (25%) of steel, vinyl or aluminum siding; and

WHEREAS, individual building facades within the Gateway Overlay districts are to be predominately brick, stone, precast concrete panels, glass, stucco or similar materials; and

WHEREAS, Mr. Baker has petitioned to amend Section 24 – 446 to only require the enhanced exterior finish on facades presented or facing a public street or park; and

WHEREAS, Mr. Baker has expressed his concern that the enhanced exterior finish would make his planned construction within the Gateway Overlay district cost prohibitive; and

WHEREAS, the Saint Peter Planning and Zoning Commission has considered the request of the Mr. Baker and has determined that the intend of the (GO) Gateway Overlay could reasonably be accomplished with the less restrictive regulations imposed on exterior building facades; and

WHEREAS, the Planning and Zoning Commission has found that the requested amendment to the City Code would not be inconsistent with the provisions of the Comprehensive Plan for the development of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAINT PETER, NICOLLET COUNTY, MINNESOTA that:**

1. A recommendation is made to the City Council to adopt the amendment proposed by Mr. Baker to only require the enhanced exterior finishes within the (GO) Gateway Overlay districts upon building facades facing a public street or park.

Adopted by the Saint Peter Planning and Zoning Commission this the 1<sup>st</sup> day of October, 2020.

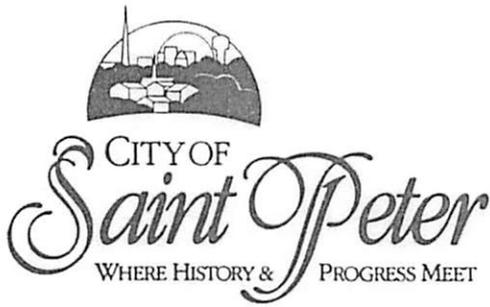
**ATTEST:**

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**Andrew Davis**  
Chairperson

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**Rosten Wille**  
Community Development Director



## Memorandum

To: Planning Commission

Date: September 25, 2020

From: Russ Wille, Community Development Director

RE: Brad Baker (Conditional Use Permit) Indoor Sports & Recreation

### ACTION / RECOMMENDATION

Adopt the attached resolution recommending that the Board of Zoning Appeals & Adjustments grant a Conditional Use Permit to Brad Baker to allow for the establishment of an Indoor Sports & Recreation (Field House) use within the (C-4) Highway Service Commercial zoning district at 967 North 3<sup>rd</sup> Street.

### BACKGROUND

Brad Baker has purchased the vacant property on the corner of North 3<sup>rd</sup> Street immediately south and across the street from the new Hy-Vee operations. The property has been assigned a street address of 967 North 3<sup>rd</sup> Street.

The property in question is zoned (C-4) Highway Service Commercial. The property is also subject to the regulations and standards of the (GO) Gateway Overlay districts.

Mr. Baker would intend to construct a privately finance field house. The use would include batting cages but could accommodate a number of similar indoor recreational uses. The use would be classified as "Indoor Sports and Recreation".

The definition of Indoor Sports and Recreation in the Zoning Code is:

*"Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks and penny arcades."*

The prepared site plan shows the structure located on the southernmost portion of the property. The building would be 60' x 80' or 4,800 square feet. Access to a nine (9) stall parking lot would be established off of North 3<sup>rd</sup> Street on the west side of the property. Other than the building and parking lot, the balance of the property would remain vacant.

The field house construction would be subject to all applicable building codes as administered by the Building Official. The property would also need to meet all of the utility standards adopted by the City Council and administered by the Department of Public Works.

As Indoor Sports and Recreation are listed as a Conditional Use within the C-4 districts, it is appropriate to undertake a review of the proposed development as required by the Zoning Code.

The Zoning Code establishes seventeen (17) standards for the review of Conditional Use Permit applications within Article VII, Section 24-643 a copy of which is included in the packet for your review.

As I have reviewed the proposed development in consideration of the standards, I could find little that would suggest that the establishment of the field house operations would pose any inherent conflict with other principle permitted uses in the vicinity.

The expected volume of vehicular traffic would easily be accommodated by the current roadway system. Adequate water and sanitary sewer capacity are available at the site and the expected utility usage of the field house would not cause any public utility concerns as to capacity, volume or flow.

Site lighting would be accomplished with the placement of wall pack lighting fixtures on the western façade directed at the parking area. The lighting would be required to meet the "zero cut-off" or "dark sky" standards and no lighting should be shed on to adjacent properties or in to the night sky.

To treat the stormwater drainage of the Hallet's Pond area, a regional stormwater basin has been planned south of the Brown Street right-of-way on the east side of Old Minnesota Avenue. The 967 North 3<sup>rd</sup> Street property would be assessed a proportional share of the construction cost of the regional pond when it would be constructed.

The prepared resolution recommending the conditional approval of the CUP has been prepared for your consideration. The only condition I would suggest would be to acknowledge the future Brown Street Detention Basin and Baker's future financial obligation for the assessment.

**FISCAL IMPACT:**

Mr. Baker has paid all of the fees established by the City Council for consideration of the Conditional Use Permit application.

APPLICATION FORM  
CITY OF SAINT PETER, MINNESOTA

Street Location of Property (address) N. 3<sup>rd</sup> Street

Owner: Name ~~Brad Baker~~ Brad Baker

Address 3328 W. 55<sup>th</sup> St.

Applicant: (If different from owner) Name EDINA, MN 55410

Address \_\_\_\_\_

Type of Request:

(Please check one)

- Rezoning                       Annexation                       Variance  
 Conditional Use               Vacate Public Ways  
 Application for Subdivision      \_\_\_\_\_ Number of Lots  
 Other

Description of Request: a Conditional Use Permit to allow for the establishment of an Indoor Sports & Recreation use w/in a (C-4) Highway Service Commercial zoning district.

[Signature]  
Applicant Signature

9/10/20  
Date

Date

(To be filled in by City Officials)

Petition received with fee \$ 400<sup>00</sup> on \_\_\_\_\_ by Qu

Action of Variance Board (if request is for Variance) N/A

Action of Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Action of ~~City Council~~ BZA \_\_\_\_\_ Date \_\_\_\_\_

Fee \$ 300<sup>00</sup> \_\_\_\_\_ Date \_\_\_\_\_

Receipt Number 00482762 Date 09/11/2020

1002  
HY-VEE

1017

1007

1005

971

BAKER  
SITE

966

967

958

969  
DON'S  
APPLIANCE

CAMBRIA

948

LAGERS

Old Minnesota Ave

US Hwy 169

N 3rd St

N 4th St

946

912

911

932

909

920

907

922

910

908

906

904

905



Legend

- Street Names - Small
- County Boundary
- City Limits
- Railroad
- Parcels (1-24-2019)

Map Name



**Disclaimer:**  
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Saint Peter is not responsible for any inaccuracies herein contained.

0 132 Feet



51



**Legend**

- Street Names - Small
- County Boundary
- City Limits
- Railroad
- Parcels (1-24-2019)
- STPE.sid
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

**Map Name**



**Disclaimer:**  
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Real People. Real Solutions.

**Sec. 24-643. - Standards.**

No conditional use permit shall be granted by the Board of Appeals and Adjustments unless the Board shall find each of the following to be present:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the community.
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- (3) In the case of existing relocated single-family dwellings, that the proposed use aesthetically blends in with the neighboring, existing permitted uses and special attention be given to the architectural style, scale and quality of construction of the proposed use.
- (4) The establishment of the conditional use will not impede the normal and orderly development of improvements to the surrounding property for uses permitted in the district.
- (5) Adequate utilities, access roads, drainage, parking or other necessary facilities have been or will be provided.
- (6) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (7) The use shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in handling of any such material.
- (8) The use shall not include noise which is objectionable due to volume, frequency, pitch or beat unless muffled or otherwise controlled.
- (9) The use shall not include vibration which is discernable without instrumentation on any adjoining parcel or property.
- (10) The use shall not involve any malodorous gas or matter which is discernable on any adjoining property.
- (11) The use shall not involve any pollution of the air by fly ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation.
- (12) The use shall not involve any direct or reflective glare which is visible from any adjoining property or from any public street, road or highway.
- (13) The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- (14) The use shall not involve any activity substantially increasing the burden on any essential utility system or facilities unless provisions are made for any necessary adjustments.
- (15) The use shall not interfere with the use or enjoyment of neighboring permitted uses. If such interference is found, provisions must be made for increased setbacks from property lines or screening of incompatible uses by the use of fences, berms or hedges.
- (16) The ground coverage shall be such that no additional dust or stormwater runoff is generated by the conditional use.
- (17) The use shall not create a hazard to vehicular or pedestrian traffic. If any such hazard is determined, provisions must be made to increase the required setback in regard to open air storage.

(Ord. No. 394(2nd Ser.), § 1(11.28), 11-26-2007)



**CITY OF SAINT PETER  
PLANNING & ZONING COMMISSION  
RESOLUTION NO. 2020 -**

**STATE OF MINNESOTA)  
COUNTY OF NICOLLET)  
CITY OF SAINT PETER)**

**RESOLUTION RECOMMENDING THE CONDITIONAL APPROVAL OF A CONDITIONAL  
USE PERMIT APPLICATION SUBMITTED BY BRAD BAKER TO ALLOW FOR THE  
ESTABLISHMENT OF AN INDOOR SPORTS AND RECREATION (FIELD HOUSE) USE AT  
967 NORTH 3<sup>RD</sup> STREET**

**WHEREAS**, Brad Baker has submitted an application for a Conditional Use Permit to allow for the establishment of an Indoor Sports & Recreation (Field House) use on the vacant property addressed as 967 North 3<sup>rd</sup> Street; and

**WHEREAS**, Mr. Baker has submitted the required petition and has paid the fee established by the City Council to allow for a review of the requested Conditional Use Permit; and

**WHEREAS**, Saint Peter City Code, Article 7, Section 24-643 provides the standards applicable to any Conditional Use Permit and the Planning and Zoning Commission has made the following findings of fact related to the application.

**WHEREAS**, the establishment and maintenance of the conditional use will not be detrimental to, or endanger the public health, safety, comfort or general welfare of the community; and

**WHEREAS**, the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; and

**WHEREAS**, the establishment of the conditional use will not impede the normal and orderly development of improvements to the surrounding property for uses permitted in the district; and

**WHEREAS**, adequate utilities, access roads, drainage, parking and/or other necessary facilities have been provided to the property in question; and

**WHEREAS**, adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

**WHEREAS**, the use does not include any activity involving the use or storage of flammable or explosive material; and

**WHEREAS**, the use does not include noise which is objectionable due to volume, frequency, pitch or beat; and

**WHEREAS**, the use does not include vibration which is discernable without instrumentation on any adjoining parcel or property; and

**WHEREAS**, the use does not involve any malodorous gas or matter which is discernable on any adjoining property; and

**WHEREAS**, the use does not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation; and

**WHEREAS**, the use does not involve any direct or reflective glare which is visible from any adjoining property or from any public street, road or highway; and

**WHEREAS**, the use does not involve any activity substantially increasing the movement of traffic on public streets: and.

**WHEREAS**, the use does not involve any activity substantially increasing the burden on any essential utility system or facilities; and

**WHEREAS**, the use does not interfere with the use or enjoyment of neighboring permitted uses; and

**WHEREAS**, the ground coverage is designed so no additional dust or storm water run-off is generated by the conditional use in a manner which negatively impacts neighboring properties; and

**WHEREAS**, the use does not create a hazard to vehicular or pedestrian traffic; and

**WHEREAS**, the Planning & Zoning Commission has reviewed and considered the Conditional Use Permit application and has made the following decision regarding the petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAINT PETER, NICOLLET COUNTY, MINNESOTA**, that: A recommendation is made to the Board of Zoning Appeals & Adjustments that the Conditional Use Permit application submitted by the Brad Baker for the establishment of an Indoor Sports & Recreation (Field House) use at 967 North 3<sup>rd</sup> Street be approved subject to the following condition.

1. The applicant acknowledges that an assessment, proportionate to its share of the total drainage area, would be levied against the 967 North 3<sup>rd</sup> Street property at such time as a regional stormwater basin is constructed that benefits the development property.

Adopted by the Planning & Zoning Commission of the City of Saint Peter, Nicollet County, Minnesota this the 1<sup>st</sup> day of October, 2020.

---

Andrew Davis  
Chairperson

ATTEST:

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Rosten Wille  
Community Development Director