CITY OF SAINT PETER
AGENDA AND NOTICE OF REGULAR MEETING
PLANNING & ZONING COMMISSION
Monday, June 27, 2022 at 5:30 pm
Governors Room – Saint Peter Room

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes
A. June 2, 2022

IV. Old Business - NONE

V. New Business
A. Rezoning Request (111, 119, and 125 North Minnesota)

VI. Reports - NONE

VII. Adjourn

Todd Prafke
City Administrator
The June 2, 2022 meeting of the Saint Peter Planning and Zoning Commission was called to order at 5:30 pm by Chairperson Andy Davis.

Commission members Davis, Ben Ranft, Brad DeVos, Scott Fichtner and Mark Plotz were in attendance. Two vacancies remain. Board official in attendance was City Administrator Todd Prafke.

Approval of Agenda

A motion was made by Ranft, seconded by DeVos to approve the agenda as submitted. With all members voting aye, the motion carried.

Approval of Minutes

A motion was made by Fichtner, seconded by Ranft to approve the minutes of the April 7, 2022 regular Planning and Zoning Commission meeting. All members voting aye, the minutes were approved as submitted.

Registered Land Survey 79 – Cindy Putz (1125 Lloyd Lane)

City Administrator Prafke provided background on a Registered Land Survey request submitted by Jamie and Cindy Putz. He stated that Putz’s own adjoining lots and would like to relocate the interior property line to the north.

The relocation of the property line would allow Putz to keep the established trees on their personal residence lot as well as create a salable lot north of their home.

Prafke stated that if the survey was approved, both lots would meet the standards set forth in Chapter 24, Section 24-76 of the City Code.

A motion was made by Fichtner, seconded by DeVos to introduce Resolution No. 2022 - 07 entitled, "RESOLUTION RECOMMENDING APPROVAL OF REGISTERED LAND SURVEY NO. 79 SUBMITTED BY JAMIE AND CINDY PUTZ (1125 LLOYD LANE) TO ALLOW FOR RELOCATION OF INTERIOR PROPERTY LINE WITHIN LOT 1, BLOCK 1, STANDARD SUBDIVISION". All members voting aye, the Resolution was passed and adopted.

Certificate of Survey – Bob Vogel (221 North Minnesota Avenue)

City Administrator Prafke stated that Bob Vogel owns the properties located at 215 and 221 North Minnesota Avenue and Mr. Vogel would like to relocate the interior lot line between these lots in order to increase the size of his personal residence property. He has submitted a Certificate of Survey for approval.

Prafke stated that with the relocation of the lot line, each property would meet the standards set forth in Chapter 24, Section 24-76 of the City Code.
A motion was made by Ranft, seconded by DeVos to introduce Resolution No. 2022 - 08 entitled, “RESOLUTION RECOMMENDING APPROVAL OF CERTIFICATE OF SURVEY SUBMITTED BY BOB VOGEL (215 NORTH MINNESOTA AVENUE) TO ALLOW FOR RELOCATION OF INTERIOR PROPERTY LINE BETWEEN 215 AND 221 NORTH MINNESOTA AVENUE”. All members voting aye, the Resolution was passed and adopted.

Reports

**Phase 2 Traverse Green Apartment Development**—City Administrator Todd Prafke stated the final plat of Traverse Green Apartments, Phase 2, has been recorded.

**Trainings, Professional Development Opportunities & Guest Speakers**—Member Plotz asked the Commission if they would be interested in participating in periodic professional development conferences, workshops, webinars or other training events. He suggested that if a Commissioner attends an event, they write a short summary of what they learned and deliver a short verbal report to the Commission.

Plotz also proposed inviting speakers from the area that could benefit all of the Commissioners and provide a valuable way to engage in the community.

DeVos liked the idea of guest speakers. He suggested limiting their presentation to 30 minutes.

Plotz will contact Kate Albrecht, a public nurse with Nicollet County to speak at a future Planning and Zoning Commission meeting.

**Frank Fredlund Property**—City Administrator Todd Prafke stated that he has had several inquiries regarding the property located at the east “dead end” of Clark Street (Frank Fredlund’s lot). He stated that some potential buyers of the property have expressed an interest in creating a cul-de-sac as access to the property. Prafke indicated that a previous preliminary plat showed Clark Street extending through the parcel connecting to Sunrise Drive.

**Upcoming New Business**—City Administrator Todd Prafke stated there have been two requests made to the City that require Planning and Zoning action.

Property owners located at 111, 119, and 125 North Minnesota Avenue have submitted a Rezoning Request to change the zoning from Commercial (CBD) to Residential and Professional Services (RP-1).

Northern Conn Ag has submitted a Conditional Use permit to allow for multi-family housing to be constructed in an I-2 General Industrial District.

**Resignation**—Scott Fichtner announced his resignation from the Commission as he will be moving from St. Peter in the near future.

With the new resignation City Administrator Todd Prafke indicated that it is imperative that all members contact his office or the Community Development Department if they are unable to attend any future meetings as all members need to be present in order to have a quorum.
Adjournment

With no further business, a motion was made by Fichtner, seconded by Plotz to adjourn. All members voting aye, the meeting adjourned at 6:26 pm.
Memorandum

TO: Chairperson Andy Davis
    Members of the Planning and Zoning Commission

FROM: Todd Prafke
      City Administrator

DATE: June 22, 2022

RE: Rezoning Request - 111, 119 and 125 North Minnesota Avenue

ACTION/RECOMMENDATION

Adopt the attached resolution recommending approval of a request to rezone the properties at 111, 119 and 125 North Minnesota Avenue from CBD Central Business District to RP-1 Residential and Professional Services.

BACKGROUND

Boston Yeager, owner of 111 North Minnesota Avenue; Michael Holden, owner of 119 North Minnesota Avenue; and Leon Edman, owner of 125 North Minnesota Avenue, have requested their properties be rezoned from CBD to RP-1. These three properties are located directly north of the Taco John’s property.

The issue arose after one of the owner’s experienced difficulties selling his property due to the Central Business District zoning designation. In the past, at least two of these properties were utilized for commercial businesses. Two of the properties (111 and 125) are currently used as single-family dwellings which is a non-conforming use under the current zoning designation.

If the rezoning is ultimately approved by the City Council, the RP-1 designation would allow the properties to be used for residential purposes and/or certain professional services as outlined in the attached copy of the RP-1 regulations contained in the City Code. Use of the properties for general retail use would no longer be allowed.

A resolution has been prepared for your consideration which would recommend that the City Council accept the rezoning request as submitted. The City Council will schedule a public hearing on the rezoning request on July 11, 2022.

FISCAL IMPACT:

The appropriate fee has been paid by the petitioners and if the rezoning is approved by the City Council, the new zoning designation would take effect on the date the ordinance is published.
ALTERNATIVES/VARIATIONS:
Deny: Should the Commission deny the resolution, the applicants will be notified. The petitioners will have 10 days from the date of the denial to file an appeal to the Zoning Administrator and Board of Appeals and Adjustments.
Approval: The Commission's recommendation will be forwarded to the City Council for final action.
Modify of the resolution: This is always an option of the Planning and Zoning Commission, however, should a change be made in the zoning designation to something other than that requested by the petitioners, staff would ask for additional time to review the proposed change.

Please feel free to contact me should you have any questions or concerns on this agenda item.

TP/ckm
DIVISION 6. - RP-1 RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT

Sec. 24-158. - Statement of intent.

The RP-1 District is intended and designed to provide certain areas of the City for the development of professional and business offices in areas where residential dwellings predominate. The district is intended to include primarily established residential areas where changing conditions have made limited office use suitable and not incompatible with the basic residential character of the district. The district is also intended for certain residential areas which, by reason of proximity to existing commercial areas and major streets, would be suitable for limited office use. It is further the intention of this section that the classification as RP-1 of an area will aid in the preservation and stabilization of property values. To this end, it is the intention that new buildings or the conversion and alteration of existing buildings be compatible by means of landscaping, open space, and architectural treatment with neighboring residences.

(Ord. No. 394(2nd Ser.), § 1(11.11), 11-26-2007)

Sec. 24-159. - Principal permitted uses.

Unless otherwise provided in this chapter, no building or lands shall be used for other than one or more of the following purposes:

1) Residential uses.
   b. Duplex residential.

2) Civic uses.
   a. Day care services (limited).
   b. Local utility services.

3) Commercial uses.
   a. Personal improvement.
   b. Personal services.
   c. Professional office.
   d. Studio/gallery (limited).

(Ord. No. 394(2nd Ser.), § 1(11.11), 11-26-2007; Ord. No. 405(2nd Ser.) § 1, 4-27-2009)

Sec. 24-160. - Conditional uses.

The following uses of land and structures may be permitted in the RP-1 District subject to the review, approval and regulations of the Board of Appeals and Adjustments as provided in this chapter:
Residential uses. Group residential.

(2) Civic uses.
   a. Administrative services.
   b. Club or lodge.
   c. Cultural services.
   d. Day care services (general).
   e. Major utility facility.
   f. Park and recreation services.
   g. Public assembly.
   h. Religious assembly.
   i. Residential care services.
   j. Safety services.
   k. Birthing center.

(3) Commercial uses.
   a. Administrative and business office.
   b. Building maintenance services.
   c. Funeral services.
   d. Medical offices.
   e. Studio/gallery (general).
   f. Visitor habitation: vacation rental by owner.


Sec. 24-161. - Development regulations.

Unless otherwise provided in this chapter, each development in the RP-1 District shall be subject to the following minimum requirements:

(1) Lot area: 6,000 square feet.
(2) Lot width: 60 feet.
(3) Front yard: 20 feet.
(4) Side yard: ten feet.
(5) Rear yard: 25 feet.
(6) Maximum height: 35 feet.
(7) Maximum lot coverage: 70 percent.
City of St. Peter Zoning Application

STREET LOCATION OF PROPERTY (address) 111 N. MN Ave. St. Peter

PROPERTY OWNER

Name Boston Yeager Phone # 507-720-2024
Address 111 N MN Ave. St. Peter MN 56082
Email Address Bostonyeager@outlook.com

APPLICANT (If different from Owner)

Name ___________________________ Phone # ___________________________
Address ___________________________

Type of Request:  
(M) Rezoning $300  
( ) Conditional Use  
( ) Annexation  
( ) Vacate Public Ways  
( ) Application for Subdivision  
( ) Variance  
( ) Other

Number of Lots ___________________________

Description of Request: Rezone to Residential

Please attach a photo of the property in question and a site plan with dimensions. Application is not considered complete until fee is received.

Applicant Signature ___________________________ Date 5/24/22

******************************************************************************TO BE FILLED IN BY CITY OFFICIAL******************************************************************************

Petition received with fee $350.00 on ___________________________ by ___________________________

Action of Variance Board (if request is for Variance) ___________________________ Date ___________________________

Action of Planning Commission ___________________________ Date ___________________________

Action of City Council ___________________________ Date ___________________________

Fee $________ included in Receipt Number 538001 Date 5/16/22

8
City of St. Peter Zoning Application

STREET LOCATION OF PROPERTY (address) 119 North Minnesota Avenue

PROPERTY OWNER
Name  Mike Holden  Phone # (507) 317-6533
Address 119 North Minnesota Avenue
Email Address webberholder@yahoo.com

APPLICANT (If different from Owner)
Name  
Address  

Type of Request:  
( ) Rezoning $300  ( ) Annexation  ( ) Variance
( ) Conditional Use  ( ) Vacate Public Ways  ( ) Other
( ) Application for Subdivision  Number of Lots

Description of Request:
Residential to Commercial

Please attach a photo of the property in question and a site plan with dimensions. Application is not considered complete until fee is received.

Applicant Signature  

Date  05-25-2022

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Petition received with fee $300 on ________________________ by ________________________

Action of Variance Board (if request is for Variance) ________________________ Date ________________________

Action of Planning Commission ________________________ Date ________________________

Action of City Council ________________________ Date ________________________

Fee $ 650.00  Receipt Number 538001  Date 5/21/22
City of St. Peter Zoning Application

STREET LOCATION OF PROPERTY (address) 175 N. MINNESOTA Ave

PROPERTY OWNER

Name LEON V. EDMAN Phone # 507-508-6606
Address 175 N. MINNESOTA Ave
Email Address NIGHTSH15351@MSN.COM

APPLICANT (if different from Owner)

Name __________________________ Phone # __________________________
Address __________________________

Type of Request: (Please check one)  
( ) Rezoning $300  ( ) Annexation  ( ) Variance
( ) Conditional Use  ( ) Vacate Public Ways  ( ) Other
( ) Application for Subdivision Number of Lots

Description of Request: (RP1) Be zone to [Residential / Professional]

Please attach a photo of the property in question and a site plan with dimensions. Application is not considered complete until fee is received.

Applicant Signature __________________________ Date 05-25-2022

**********************************************************TO BE FILLED IN BY CITY OFFICIAL**********************************************************

Petition received with fee $ 300.00 on ______________________ by ______________________

Action of Variance Board (if request is for Variance) ______________________ Date ______________________

Action of Planning Commission ______________________ Date ______________________

Action of City Council ______________________ Date ______________________

Fee $ ____________ included in Receipt Number 538001 Date 05/26/22

Har  de
CITY OF SAINT PETER
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022 -

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

RESOLUTION RECOMMENDING AMENDMENT TO SAINT PETER CITY CODE CHAPTER
24 BY REZONING THREE PARCELS OF LAND (111, 119 AND 125 NORTH MINNESOTA
AVENUE) OWNED BY BOSTON YEAGER, MIKE HOLDEN, AND LEON EDMAN, FROM
(CBD) CENTRAL BUSINESS DISTRICT TO (RP-1) RESIDENTIAL AND PROFESSIONAL
SERVICES

WHEREAS, the owners of 111, 119 and 125 North Minnesota Avenue have submitted a petition
and have paid the appropriate fee for consideration of the rezoning of their property; and

WHEREAS, the subject properties are currently zoned (CBD) Central Business District; and

WHEREAS, the owners have petitioned that the properties be rezoned to (RP-1) Residential
and Professional Services; and

WHEREAS, the Planning and Zoning Commission has found that the requested rezoning would
not be injurious to the use and enjoyment of other permitted uses within the vicinity; and

WHEREAS, the Planning and Zoning Commission recommends to the City Council that the
petition to rezone the properties to (RP-1) Residential and Professional Services be granted

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SAINT PETER, NICOLLET COUNTY, MINNESOTA THAT: the City Council
provide approval for the petition of Boston Yeager, Mike Holden and Leon Edman, owners of
the properties at 111, 119 and 125 North Minnesota which are legally described below, to
rezone the property to RP-1 (Residential and Professional Services):

• 111 North Minnesota Avenue - All of the South 2/3rds of Lot 2 in Block 205 in the Town
  (now City) of St. Peter, according to the Amended Plat thereof on file and of record in
  the office of the Register of Deeds in and for said County of Nicollet and State of
  Minnesota.

• 119 North Minnesota Avenue - The Southerly 22 feet of Lot 1, and the Northerly 22 feet
  of Lot 2 in Block 205 in the Town (now City) of St. Peter, Minnesota according of the
  Amended Plat thereof of file and of record in the Office of the Register of Deeds in and
  for said Nicollet County.

  Also, Fractional Lot 2 of Block 8 in Dodd's Addition to St. Peter, Minnesota, according
  to the Plat thereof of record in the Office of the Register of Deeds of Nicollet County,
  Minnesota.

• 125 North Minnesota - The Northerly Forty-four (44) feet of fractional Lot. No. One (1)
  in Block No. Two Hundred Five (205) in the Town (now City) of St. Peter, according to
the Amended Plat of said city of St. Peter, as the same is of record in the office of the
Register of Deeds in and for said Nicollet County, together with such part of the
following described irregular tract of land to-wit: Commencing on the East side of the
street known and described on the plan of the Town of St. Peter aforesaid as
"Minnesota Avenue" and a stake on the Section Line between Section No. Sixteen (16)
and No. Twenty-one (21), Township No. One Hundred Ten (110) Range No. Twenty-
six (26) West; thence running North Twenty-one degrees (21 degrees) East, sixty-six
(66) feet; thence south sixty-nine degrees (69 degrees) East, to a point on said Section
Line and thence West along said Section Line to the place of beginning, as may be
between said forty-four (44) feet in width, fronting on said Minnesota Avenue in St.
Peter, Minnesota, being part of Lot 1 of Block 205 of the City of St. Peter and Fractional
Lot 1 of Fractional Block 8 of Dodd's Addition to St. Peter.

Adopted by the Planning and Zoning Commission of the City of Saint Peter, Nicollet County,
Minnesota this 27th day of June, 2022.

______________________________
Scott Fichtner
Vice Chairperson

ATTEST:

______________________________
Todd Prafke
City Administrator