

**CITY OF SAINT PETER, MINNESOTA  
OFFICIAL PROCEEDINGS – REGULAR MEETING  
MINUTES OF THE PLANNING AND ZONING COMMISSION  
March 5, 2020**

Pursuant to due call and notice thereof, a regular meeting of the Planning and Zoning Commission of the City of Saint Peter was conducted in the Governors' Room of the Community Center on March 5, 2020. A quorum present, President Andy Davis called the meeting to order at 5:30 p.m. The following Commissioners were present: Davis, Joe Urban, Ken Rossow, Scott Fichtner, Shanon Nowell and Brad DeVos. City staff present were Community Development Director Wille and Administrative Secretary Cindy Moulton.

**Approval of Agenda**

A motion was made by Rossow, seconded by Nowell, to approve the agenda as presented. With all in favor, the agenda was approved as presented.

**Approval of Minutes**

A motion was made by DeVos, seconded by Urban, to approve the minutes of the February 6, 2020 regular Planning and Zoning meeting. With all voting aye, the minutes were approved as presented.

**Annexation by Ordinance Petition For Annexation By Ordinance**

Wille explained that there was an error detected in the City's records and maps as it relates to two small parcels of land which have never been appropriately annexed in to the corporate limits. The City's information appears that those properties have been annexed into the city but in fact they have not.

The two small parcels of land are owned by Ruth Ann Weelborg (Trustee) and Gustavus Adolphus College. The parcels are immediately abutting the Gustavus campus and the former KRBI radio station (1031 Grace Street).

In order to remedy the error, Wille recommended that the land be annexed into the city. He stated that he has contacted the abutting property owners and they were not opposed to the annexation.

Wille suggested that the Planning Commission initiate the annexation via the petition so the property owners would not incur a fee to correct the City's mistake. Upon submission of the petition, a public hearing will be held by the City Council on Monday, March 23, 2020 to finalize the annexation.

A motion was made by Urban, seconded by Fichtner to introduce Resolution No. 2020-01 entitled, Resolution Recommending The Annexation By Ordinance And Zoning Designation Of Tracts Of Land Owned By Ruth Ann Weelborg (Trustee) And Gustavus Adolphus College To Correct An Error In The Mapping And Records Maintained By The City Of Saint Peter". Upon roll call, all members voting aye, the Resolution was passed and adopted.

**Conditional Use Permit (922 N. Swift Street) – Automotive Sales**

B.J. Swift, LLC has submitted a Conditional Use Permit to allow for an Automotive Sales operation at 922 North Swift Street subject to certain conditions.

Wille stated that Lake Washington Marine and Powersports has operated at 1005 Old Minnesota Avenue for a few years. The operation provides for the repair, storage and sales of boats and other recreational equipment. He indicated that the use would be considered to be Automotive Sales as per the Zoning Code.

Due to the sale of 1005 Old Minnesota Avenue, Lake Washington Marine and Powersports has relocated to 922 North Swift Street. This site is zoned as (I-2) General Industrial by the adopted Zoning Code. Equipment repairs and services is an allowed use in the I-2 District.

Wille said that the Zoning Code was recently amended to allow for the consideration of undertaking Automotive Sales within the (C-2) General Industrial zoning districts as a conditional use of land.

To ensure that the operations are undertaken in a manner which would not detract from the aesthetics of the immediate neighborhood or the use and enjoyment of adjoining permitted residential uses, Wille suggested the Commission approve the request subject to certain conditions.

Wille recommended that the following conditions be considered; 1) no display of merchandise shall be allowed within the public rights-of-way, 2) the display of merchandise shall be parked on a hard surface, 3) the display and storage of merchandise shall be provided in an orderly manner of rows and aisle's, and 4) the fencing upon the site shall not exceed 8' in height.

A motion was made by DeVos, seconded by Rossow to add "vehicles" as it relates to the display of merchandise on items 1, 2 and 3. All members voting aye, the motion carried.

Wille indicated that he has contacted Blake and JoEllen Dirks as well as their Attorney Paul Tanis regarding the conditions that are being recommended to the Commission. They did not feel those conditions would be an issue.

Commission members discussed the dangers that could be caused by the use and storage of explosive chemicals. Rossow proposed that a condition be included as to the use and storage of explosive chemicals.

A motion was made by Rossow, seconded by Urban to include 5) All flammable or explosive materials shall be stored, mixed, utilized and disposed of as per the provision of Chapter 50 of the 2018 International Fire Code as adopted and amended from time-to-time. All members voting aye, the motion carried.

Wille indicated that he would consult with the Building Official regarding gas traps.

Fichtner suggested, that because of the close proximity of residential neighborhoods, the hours of operation and lighting be addressed.

Wille said that he would speak to the Dirks regarding the lighting.

In regards to the noise, Nowell said it differed between the types of noise at 8 am versus that of midnight.

Wille stated that the Commission needs to focus on the sale of merchandise.

A motion was made by Fichtner, seconded by Rossow to introduce Resolution No. 2020-02 entitled, "Resolution Recommending The Approval of A Conditional Use Permit Application Submitted By B.J.

Swift, LLC For The Establishment Of Automotive Sales At 922 North Swift Street Subject To Certain Conditions” as amended. All members voting aye, the Resolution was passed and adopted.

### **Reports**

**MNDOT** - MNDOT is looking for a 12 acre site in order to relocate their county shop.

**King Pins** – Russ stated that King Pins is a non-conforming property as it did not meet the setbacks and land coverage. Wille indicated that should the owners decide to rebuild, they have six months to submit plans.

**Intersections Hwy 169 & Hwy 22 / Hwy 169 & Hwy 99** – In 2023, MNDOT plans to begin construction to correct the above mentioned intersections, to improve traffic flow. A public meeting has been scheduled for March 15, 2020 to allow the public to view and comment on the 4 concepts that MNDOT is proposing.

### **Adjournment**

There being no further business, a motion was made by Nowell, seconded by Urban, to adjourn. With all in favor, the motion carried and the meeting adjourned at 5:59 pm.