The April 8, 2022 meeting of the Saint Peter Planning and Zoning Commission was called to order at 5:31 pm by Chairperson Andy Davis.

Commission members Davis, Ben Ranft, Brad DeVos, Scott Fichtner and Mark Plotz were in attendance. Two vacancies remain. City staff present were Community Development Director Russ Wille, City Administrator Todd Prafke and Administrative Secretary Cindy Moulton. Visitor present was Dave Pokorney, representative from CADG (Community Asset Development Group).

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

Approval of Meeting Minutes
A motion was made by DeVos, seconded by Ranft to approve the minutes of the March 3, 2022 meeting. All members voting aye, the minutes were approved as submitted.

Public Hearing – Preliminary Plat – North Traverse Green 2nd Addition

Community Asset Development Group (CADG) is proceeding with the second phase of their 67-unit, multi-family development in Traverse Green Subdivision. Wille stated that they have submitted a Preliminary and Final Plat of North Traverse Green 2nd Addition for Planning and Zoning approval.

Wille indicated that the Preliminary Plat is identical to the one that was submitted for Phase 1. He explained that the Preliminary Plat has a 12-month shelf life however the City has the option of extending it.

Pokorney addressed the Commission and stated that the plat is identical to what was originally planned. He indicated that CADG is the same investment group that was involved with Phase 1. The goal is to begin construction mid-summer and open in May, 2023.

He also added that the investment group is considering constructing twin home townhouses, as possible rentals, on Lots 2 - 9 and Lots 11 – 14, Block 1 North Traverse Green 2nd Addition.

Chairperson Andy Davis opened the public hearing at 5:37.

With no public comment, the public hearing closed at 5:37 pm.

Preliminary Plat – North Traverse Green 2nd Addition

A motion was made by Fichtner, seconded by DeVos to introduce Resolution No. 2022-05 entitled, “Resolution Recommending Approval Of The Preliminary Plat Of North Traverse Green 2nd Addition As Petitioned By The Community Asset Development Group, LLC”. All members voting aye, the Resolution was passed and adopted.
DeVos thanked Pokorney for taking a chance in St. Peter. He also mentioned he would like to see twin homes constructed in the near future.

**Final Plat – North Traverse Green 2nd Addition**

Wille stated that the Final Plat depicts the creation of Lots 1 – 7, Block 1 of North Traverse Green 2nd Addition. He stated that the 67-unit apartment complex will be constructed upon Lot 1, Block 1.

Wille indicated that the balance of the property would be contained within either Outlot A, Outlot B or Outlot C.

He stated that prior to the development of any of the Outlots shown on the Final Plat, Preliminary and Final Plats of the Outlots would need to be filed and considered by the Planning Commission and City Council prior to their development.

A motion was made by Ranft, seconded by DeVos to introduce Resolution No. 2022-06 entitled, “Resolution Recommending Approval Of The Final Plat Of North Traverse Green 2nd Addition”. All members voting aye, the Resolution was passed and adopted.

**Reports**

Sunrise/Broadway Roundabout – Administrative Lot Split – Wille said that a small piece of property will need to be acquired from the Catholic cemetery for the R-O-W.

1125 Lloyd Lane – Wille indicted that the previous owners of 1125 Lloyd Lane administratively combined two of their lots into one. The new property owners would like to split and sell off the northern portion of their lot through an administrative lot split.

Educational Reimbursement - Plotz asked what the City policy was regarding reimbursement for Commission members to attend an educational class/seminar.

Wille said the City typically reimburses the fee for the class/seminar, meals and mileage. He recommended contacting the Community Development Director or City Administrator should an educational event takes place that you would like to attend.

**Adjournment**

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