

**CITY OF SAINT PETER
OFFICIAL PROCEEDINGS – REGULAR MEETING
MINUTES OF THE PLANNING AND ZONING COMMISSION
Thursday, May 6, 2021 at 5:30 p.m.
Virtual Meeting via GoToMeeting Application**

The May 6, 2021 meeting of the Saint Peter Planning and Zoning Commission was called to order at 5:30 pm by Community Development Director Russ Wille. The Commission assembled virtually via the GoToMeeting platform.

Commission members Andrew Davis, Scott Fichtner, Ken Rossow, Ben Ranft, Brad DeVos and Shanon Nowell were in attendance. Member Joe Urban was not able to attend the meeting as scheduled. City staff present were Community Development Director Russ Wille and Administrative Secretary Cindy Moulton. Ron Johnson and Nate Myra attended as the applicants for an alley vacation, re-platting, and rezoning for a variance.

Oath of Office

Wille administered the Oath of Office to new member Ben Ranft.

Approval of Agenda

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

Approval of Meeting Minutes

A motion was made by Rossow, seconded by Davis to approve the minutes of the April 6, 2021 meeting. All members voting aye, the minutes were approved as submitted.

Public Hearing – Ron Johnson (Re-platting) Block 37 & 38, Town of Traverse des Sioux

Ron Johnson and Susan Myhra are owners of 4 parcels within Blocks 37 & 38 of the Town of Traverse des Sioux Subdivision. They are requesting the re-platting of the 4 lots.

Wille explained that the property is a mixture of I-2 and (General Industrial) and R-3 (Multi-family housing). He stated that the applicants are also requesting the vacation of the north/south alley lying within Block 37 & 38 and the rezoning of the property.

Wille stated the applicants have submitted a preliminary plat which depicts a total of 6 lots. He said that in order to allow for 6 lots, the vacation of the alley that runs north and south would need to be vacated.

The final plat illustrates the 6 lots that would be created as well easements around the perimeter of each lot. The easements would allow for the installation of city utility services.

Wille stated that all 6 lots would meet the minimum lot size that is required for a single family home or duplex. The minimum frontage of 55' in width also meets the requirements.

Wille opened the public hearing at 5:37 pm. With no public comment the public hearing was closed at 5:37 pm.

Ron Johnson (Alley Vacation) Block 38, Town of Traverse des Sioux

Johnson, along with co-petitioners Myhra, Larry Hinden, and Ed Kisor have submitted an application to vacate the North/South alley lying within Blocks 37 & 38 of Traverse des Sioux Subdivision. Wille stated that the majority of property owners abutting the alley have signed the petition.

Wille stated that the surface of the alley is not drivable, there is no outlet to any type of public street, the only way to enter the alley is through private property and the alley is encumbered by growth and trees.

Wille said that there are no major utilities within the alley but there are a number of private telecommunications and cables. There are also electrical service lines that run into individual homes. He indicated the City would need to maintain an easement for replacement of the utility systems in the alley.

A public hearing has been scheduled to hear public comment on May 24, 2021 as it would be an amendment to the City Code.

Johnson stated they are trying to clean up the area as well as have more lots available for housing.

Myhra echoed Johnson comments.

Wille recommended that the Planning and Zoning Commission recommend to the City Council to provide for the petitioned vacations.

Ranft asked if the easement would provide for additional telecommunications.

Wille replied the easement would allow additional telecommunications.

All members agreed that the vacation makes sense.

A motion was made by Ranft, seconded by Fichtner to introduce Resolution No. 10- 2021 entitled, "Resolution Recommending That The City Council Approve The Petition To Vacate All Of That Part Of The North-South Alley Within Blocks 37 & 38, Town Of Traverse Des Sioux (Now City Of Saint Peter)" All members voting aye, the Resolution was passed and adopted.

Ron Johnson (Re-platting) Block 37 & 38, Town of Traverse des Sioux

Johnson and Myhra have submitted a request to re-plat Lots 1, 2, and 5 Block 37 and Lots 3 and 4, Block 38 in the Town of Traverse des Sioux.

The re-platting of the land would allow for 6 lots rather than the existing 4. Wille indicated that all lots would meet the requirements as to size and width in a R-3.

Wille stated that there are planned utility improvements for North Third Street. He indicated that at the time of improvements, the water and sewer utility service would be able to be stubbed into the lots. The water utility lines would be sized for residential capacity.

Rossow agreed with the vacation although he expressed his concerns regarding the balance of various sized lots that are available in St. Peter. He stated that the inventory of smaller lots does not address the need for larger lots that some property owners and builders have an interest in.

Wille amended the Resolution to read 1) It recommends to the City Council that the Preliminary Plat of RCJ Subdivision submitted by Ron Johnson be approved as submitted.

A motion was made by Nowell, seconded by Davis to introduce Resolution No. 2021-11 entitled, "Resolution Recommending approval Of The Preliminary Plat of RCJ Subdivision". All members voting aye, the Resolution was passed and adopted as amended.

Ron Johnson (Rezoning) 1445 & 1473 North Third Street

Johnson has petitioned to rezone 2 parcels of land from (I-2) General Industrial to (R-3) Multi-family.

Wille indicated that the 2 parcels front North Third Street. Given the parcels would be accessed from North Third Street, and the rezoning approved, industrial traffic would be discouraged on a "residential" street.

Wille stated that a public hearing has been scheduled with the City Council for May 24, 2021.

Johnson agreed that the road would not work well with industrial traffic.

A motion was made by Fichtner, seconded by Ranft to introduce Resolution No. 2021 – 12 entitled, "Resolution Recommending An Amendment To Saint Peter City Code Chapter 24 By Rezoning Two Parcels Of Land (1445 & 1473 North Third Street) Owned By Ron Johnson From (I-2) General Industrial To (R-3) Multi-Family Residential". All members voting aye, the Resolution was passed and adopted.

Weelborg/GAC/Calvary Cemetery (Annexation by Ordinance)

Wille reported that the City attempted to annex properties owned by Weelborg and GAC. The annexation ordinance was sent to the Minnesota Boundary Adjustments for confirmation and approval. The request was denied because the Calvary Cemetery parcel was also to be annexed along with the other two properties. Wille stated that this is necessary to constitute "all of the lands completely surround by the current city limits".

Rossow asked if there was a loss of tax revenue to Oshwa Township.

Wille stated the Township waived any future taxation receipts.

A motion was made by Rossow, seconded by DeVos introduce Resolution No. 2021-13 entitled "Resolution Recommending The Annexation By Ordinance And Zoning Designation Of Tracts Of Land Owned By Ruth Ann Weelborg (Trustee), Gustavus Adolphus College And Calvary Cemetery To Correct An Error In The Mapping and Records Maintained By The City Of Saint Peter". All members voting aye, the Resolution was passed and adopted.

Reports

Enz/Pell Annexation by Ordinance – The State has approved the annexation of the Ben Pell, Bonnie Enz, Pell Inc., Nicollet County and James Wilson properties.

Enz/Pell Sanitary Sewer Easements – The City has successfully negotiated the sanitary sewer easement with Ben Pell and Bonnie Enz. The easement is necessary to service the 60 unit apartment building located at 2020 Clark Street.

Danby Building, LLC Variance – The Danby Building, LLC variance was approved by the Board of Appeals and Adjustments.

Adjournment

With no further business, a motion was made by Davis, seconded by Fichtner to adjourn. All members voting aye, the meeting adjourned at 6:02 pm.