

**CITY OF SAINT PETER, MINNESOTA  
OFFICIAL PROCEEDINGS – REGULAR MEETING  
MINUTES OF THE PLANNING AND ZONING COMMISSION  
June 4, 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 virtually on June 4, 2020. A quorum present, Community Development Director Russ Wille called the meeting to order at 5:31 p.m. The following Commissioners were present: Andy Davis, Joe Urban, Ken Rossow, Scott Fichtner, Shanon Nowell, Kelly Henry, and Brad DeVos. City staff present were Community Development Director Wille, Public Works Director Pete Moulton, and Administrative Secretary Cindy Moulton. Visitor present was Kurt Zins.

**Approval of Agenda**

A motion was made by Davis, seconded by Fichtner to approve the agenda with the addition of Approval of Minutes. With all in favor, the agenda was approved as amended.

**Approval of Minutes**

A motion was made by Rossow, seconded by Davis, to approve the minutes of the March 5, 2020 regular Planning and Zoning meeting. With all voting aye, the minutes were approved as presented.

**Craig & Julie Bitter (925 Austin Drive) Registered Land Survey #76**

Craig and Julie Bitter would like to construct an addition to their existing garage. It was determined that the addition could not accommodate the required 7 foot setback. It was also determined that a variance would not be appropriate as the property currently accommodates a single family structure and an accessory attached garage, which establishes a reasonable use of the property.

Wille stated that Bitters contacted the Public Works Department and inquired if the City would be interested in swapping some property with them. The Bitters proposed trading some of their property abutting McGill Park to the rear of their residence to acquire a sufficiently sized parcel to add to the south of their property.

Should the trading of land be approved, the Bitters would be able to build the desired garage while establishing the correct setbacks.

Wille indicated that Public Works Director Moulton referred the matter to the Parks Board for review and comment. The Board has given their consent and recommended approval.

Wille stated that the City Council discussed the matter at a recent workshop and felt it was an acceptable request.

Wille informed the Commission that Bitters have assumed all of the costs associated with preparing for the RLS as well as the appropriate fees established by the City Council. They have also agreed to reimburse the City for attorney fees.

Rossow said the process seems logical but wondered if this would set a precedent in the future.

Wille stated that the Bitter property is presently a RLS.

Public Works Director Moulton added that in the early 90's there was a swap of land with the previous property owner and the City.

A motion was made by Rossow, seconded by Urban to introduce Resolution No. 2020-03 entitled, "Resolution Approving Waiver Of Subdivision For Registered Land Survey #54 City of Saint Peter, Nicollet County, Minnesota And Accepting Registered Land Survey #76". All in favor, the Resolution was passed and adopted.

**Lori Zins (507 Elm Street) Administrative Lot Split**

Wille stated that Kurt and Lori Zins have purchased the property located at 507 Elm Street. The Zins would like to relocate the location and orientation of the interior lot line to provide an alternative splitting of two parcels in order to redevelop the property.

Wille stated that the proposed lot split would occur east and west and each lot would be accessed off of the platted alley.

Wille stated that utility easements will need to be obtained on the northern most lot to accommodate water and sewer lines.

Fichtner said the vacant lots looks small but it will be a vast improvement to the property.

DeVos felt it was a logical split but asked if it was standard to have homes with alley access only.

Public Works Director Moulton indicated that there are only a few.

DeVos mentioned that should the property change hands in future, it would need to be made clear that the City does not maintain alleys.

Nowell inquired as to why Zins were not building a four-plex vs two duplexes.

Zins indicated that it was more cost effective to construct duplexes vs multifamily. He also added that there are additional Building Codes required for more than two units.

Urban asked if the units were accessible to the east/west alley. He said that those alleys are overgrown and not used much.

Zins stated that the north/south alley is already hard surfaced. He has no intention of using the east/west alley.

Rossow expressed his concern regarding properties having one access, that being an alley. He also felt that with two parking spaces per unit , the area would be fairly concentrated.

Wille stated that the proposed development does meet all of the City Code requirements.

A motion was made by Davis, seconded by Fichtner to introduce Resolution No. 2020-04 entitled, "Resolution Approving Waiver of Subdivision for Lots 2 & 3, Block 116, Amended Plat, City Of Saint Peter, Nicollet County, Minnesota And Accepting The Certificate Of Survey Relocating The Interior Lot Line Between The Two Parcels". All members voting aye, the Resolution was passed and adopted.

## **Reports**

**Conditional Use Permit** - Urban asked if Lake Washington Marine was following the guidelines placed on the Conditional Use Permit that was approved by the Board of Zoning Appeals and Adjustments.

Wille noted that the business owner has not come into compliance with some of the conditions placed on the Conditional Use permit. At the present time, the City Attorney and the building owner's attorney are working on a resolution. The applicant has questioned whether they need a Conditional Use permit to establish the use. The attorneys are corresponding and the Community Development department is awaiting direction from the City Attorney as to the next appropriate course of action.

## **Adjournment**

There being no further business, a motion was made by Davis, seconded by Urban, to adjourn. With all in favor, the motion carried and the meeting adjourned at 6:07 pm.