Planning Commission Work Session
Monday, May 1, 2023 at 6:00 PM
Council Chambers

AGENDA

1. **Call to Order**
2. **Items for Discussion**
   A. Zoning Reclassification of the Airport and Fairgrounds as Recommended by the 2040 Comprehensive Plan
3. **Routine Business**
   A. General Updates on Various Matters
4. **Future Discussion**
5. **Adjournment**

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Planning Commission Work Session Memorandum

TO:	Planning Commission
THROUGH:	David Wanberg, Community and Economic Development Director
FROM:	Peter Waldock, AICP Planning and Zoning Coordinator
MEETING DATE:	May 1, 2023
SUBJECT:	Zoning Reclassification of the Airport and Fairgrounds as Recommended by the 2040 Comprehensive Plan

Background:

The Journey to 2040 Comprehensive Plan calls for the reclassification of zoning designations for the airport and County fairgrounds. Currently, both of these sites are zoned O, Agrultural / Open Space District, which is not well suited to the uses and activities conducted there.

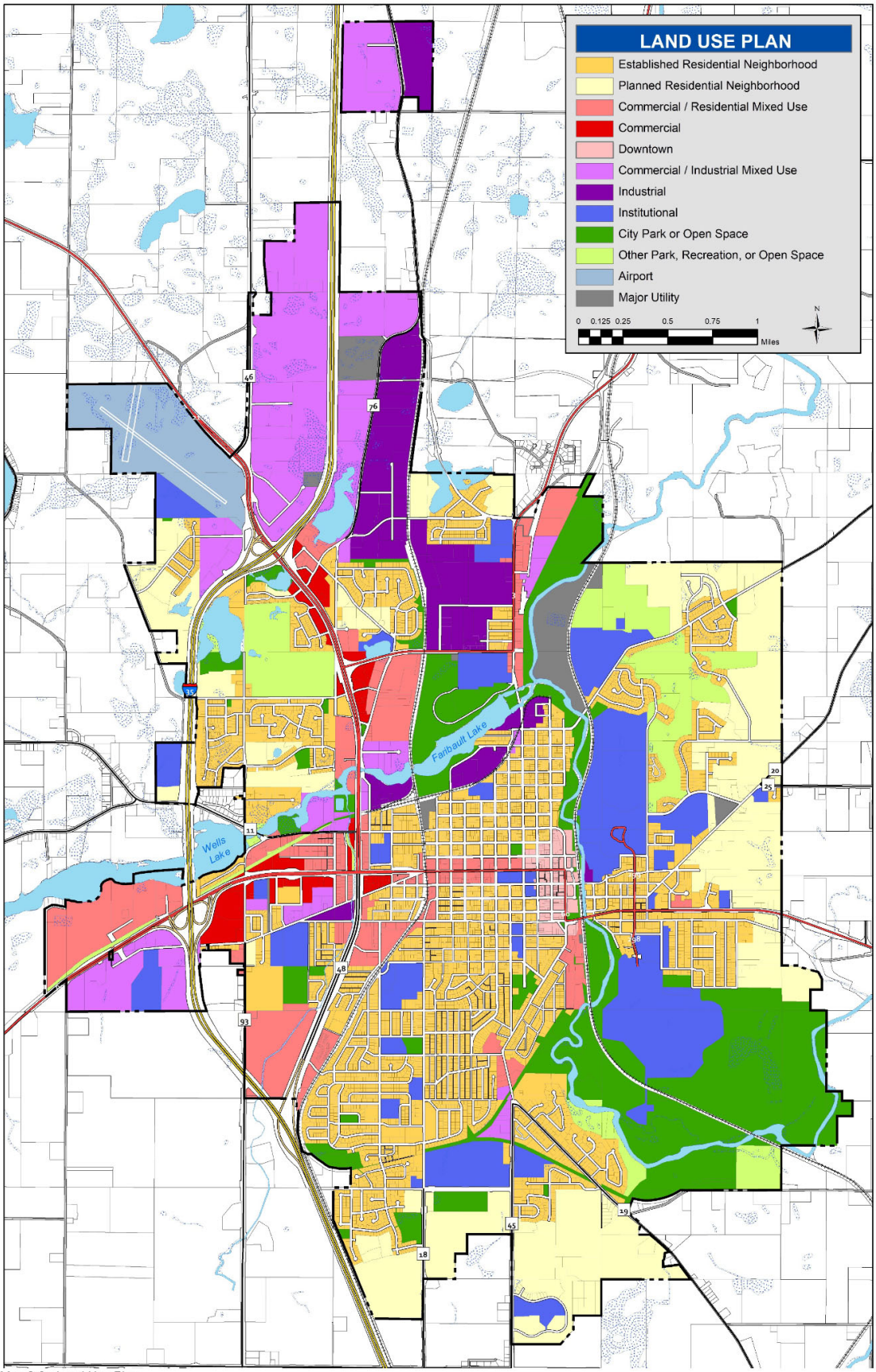
The airport has a mixture of uses, most of which are not listed as permitted uses in the Agricultural / Open Space District. These uses include aircraft storage, aircraft fuel sales, aircraft maintenance, air ambulance operation, airport terminal and commercial glider rides. The airport has industrial uses such as Stein Air, which assembles aircraft gauges and related equipment. Rare Aircraft Ltd., restores vintage high-end Stearman and WACO airplanes. We are proposing to establish a new Airport Zoning District that will address these uses and other airport uses that provide for commerce on the facility grounds.

The Rice County Fairgrounds is another use zoned as O, Agrultural / Open Space District that has uses not clearly listed as permitted under the current zoning. The uses there not only include the annual County Fair, but the site also serves as an entertainment venue, with outdoor concerts, rodeos, car shows and similar events. It also provides for indoor winter storage of RV's, boats and automobiles. It is noted that MN Statutes 38.16 exempt County Fairgrounds located inside the corporate boundaries of a City from municipal zoning regulations.

The Planning Commission is asked to discuss the zoning needs of these uses and provide feedback on the issues associated with the traditional uses of these sites.

Attachments:

1. Land Use Map
2. MN Statutes 38.16 Exemptions from Zoning Ordinances



Map 3-2: Land Use Plan

38.16 EXEMPTION FROM ZONING ORDINANCES.

When lands lying within the corporate limits of towns or cities are owned by a county or agricultural society and used for agricultural fair purposes, the lands and the buildings now or hereafter erected are exempt from the zoning, building, and other ordinances of the town or city; provided, that no license or permit need be obtained from, nor fee paid to, the town or city in connection with the use of the lands. For the purposes of this section, "agricultural fair purposes" includes the management of property as provided in section 38.01, paragraph (a).

History: *(738-1) 1927 c 212; 1931 c 166 s 1; 2004 c 254 s 12; 1Sp2005 c 1 art 1 s 68*