



PLANNING COMMISSION MEETING MINUTES

MONDAY, January 3, 2022

6:00 PM

1. **Call to Order/Roll Call**

Chair Ackman called the meeting to order at 6:00 p.m.

Members Present: Dave Albers, David Campbell, Barton Jackson, Samuel Temple, Steve White and Chair Ackman.

Members Absent: Faysal Ali.

2. **Approve the December 6, 2021 Regular Meeting Minutes.**

A motion was made by Commissioner Temple and seconded by Commissioner Campbell to approve the minutes as presented.

Motion passed on a 6/0 vote.

3. **Approve the December 20, 2021 Annual Meeting Minutes.**

A motion was made by Commissioner Temple and seconded by Commissioner Temple to approve the minutes as presented.

Motion passed on a 6/0 vote.

4. **Public Hearings**

- A. Ordinance 2022-x Amend the Specific Development Standards for Residential Care Facilities Outlined in Chapter 7, Sec. 7-30 of the City's Unified Development Ordinance.

Wanberg began his presentation outlining that this involved the separation distance between residential care facilities which is 1320 ft. or a ¼ miles between care facilities. All our residential care facilities over six require a Conditional Use Permit. We are simply just be consistent with the State Statute.

Chair Ackman noted that there were no members of the public present and there was not need for public hearing. Commissioner White then made a motion Recommend that City Council Approve Ordinance 2022-x Amend the Specific Development Standards for Residential Care Facilities Outlined in Chapter 7, Sec. 7-30 of the City's Unified

Development Ordinance as presented, seconded by Commissioner Campbell. Chair Ackman asked if there was any further discussion and Commissioner Temple then asked what is the purpose of the distance between the care facilities. Wanberg's response was that the State wanted to make sure that the facilities were integrated in the community and that they were not segregated into one area. Motion carried unanimously.

- B. Ordinance 2022-x Amend Table 11-1 of the City's Unified Development Ordinance related to Residential Care Facilities in Commercial Zoning Districts.

Wanberg began presenting stating that the referenced table may have had some typographical errors and they are basically cleaning it up. What this change is going to reflect is that "...17 or more as opposed to limiting it to 32". No public was present. Commissioner Albers brought the motion to recommend that the City Council approve Ordinance 2022-x Amend Table 11-1 of the City's Unified Development Ordinance related to Residential Care Facilities in Commercial Zoning Districts as presented seconded by Commissioner Temple. Motion passed unanimously.

- C. Ordinance 2022-x Approve a Zoning Text Amendment to Create a Public/Institutional Zoning District.

Chair Ackman then opened it up for Wanberg's presentation. The ordinance presented in the packet adds the public institutional district in our ordinance in table 13-2 which adds the PI to the district. This is a patch for the short term. Will be plugging in some of the uses. Commissioner Albers asked about a time line for UDO update? Wanberg stated that ideally within two years and we can get started on this right now. We will have to come back with the districts for the public institutional. We will continue to do them this year. The whole re-write will take some time. Commissioner Temple asked about if there was a specific difference between non-profits and places of worship. Wanberg said that we should look at this in terms of size, the big places, like the schools, the government centers. We have a number of religious institutions on a lot but that would not be included. No public present. Chair Ackman opened matter up for discussion and mentioned that we will be coming back with this. This has been discussed over the years and stated that we've looked at all the little churches and felt that this would be an overlay district but will agree with this. Wanberg stated that the size is 2.5 acres. Commissioner White then made a motion to recommend that the City Council approve Ordinance 2022-x Approve a Zoning Text Amendment to Create a Public/Institutional Zoning District as presented seconded by Commissioner Temple. With not further discussion. Motion passed unanimously.

- D. Ordinance 2022-x Approve the Creation of a Wild and Scenic River Overlay District.

Staff's recommendation is to continue the public hearing until City Staff and Minnesota

DNR officials review and refine the ordinance. The wild and scenic needs to go through a process. The Cannon River was identified and, since that time, the city has annexed some land and that land which was identified is the land the Rice County is looking at for redevelopment. The draft ordinance here is mirror from the County's ordinance. The DNR has a lot to think that through want to continue to have discussions with the city to see what area might be. No members of the public present so Chair Ackman opened and closed the public hearing and went on to further discussion. Commissioner Jackson asked if this will affect the recreational use of the river. Wanberg said that it will not. The intent is that it open and natural as possible. Commissioner Campbell made a motion to continue the public hearing until City Staff and Minnesota DNR officials review and refine the ordinance, seconded by Commissioner Jackson. Motion carried unanimously.

5. **Adjourn**

Chair Ackman requested a motion to adjourn. Commissioner Temple made a motion to adjourn seconded by Commissioner Campbell. Meeting was adjourned at 6:49 p.m. Motion carried unanimously.

Dated January 3, 2022.

By 

Kari Casper, Recording Secretary