



January 19, 2017

PLANNING COMMISSION AGENDA

February 2, 2017

5:30 p.m.

Council Chambers, 315 N .Broadway

1. Call to Order
2. Agenda Additions or Deletions
3. Approval of Minutes – 12/20/2016 PC Minutes
4. Rezone Public Hearing
5. Light Industrial in Commercial Zone
6. Use of City Public Property for Private Storage Use
7. Leiter Request for Grazing
8. Next Meeting Date/Time

* This is primarily a Planning Commission meeting, but a City Council quorum may be present.*

PLANNING COMMISSION MEETING – 02-02-17

The Planning Commission of Pelican Rapids met at 5:30 p.m. on Thursday, 02-02-17, in Council Chambers, City Hall. Chairman Ben Woessner and Commissioners CJ Holl and Jamie Stromberg were present. Commissioners Phil Stotesbery, Richard Peterson and Dan Husted were absent. Administrator Don Solga, Secretary Danielle Heaton, Samuel Herzog and Troy Johnson, and Austin and Courtney Leiter were also present.

Chairman Woessner called the meeting to order at 5:30 p.m.

Motion by Holl, seconded by Stromberg to approve the agenda as presented. Motion passed unanimously.

Motion by Holl, seconded by Stromberg to approve the minutes of 12-20-16 as presented. Motion passed unanimously.

Pursuant to due call and published notice thereof, a public hearing was held at 5:30 p.m. to consider the zone change from Industrial (I) to Residential (R2). Location of the proposed site is described as follows:

All that part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 136, Range 43, located in the County of Otter Tail, State of Minnesota, that is currently zoned as Industrial (I) pursuant to the City Zoning Map(s) on file and of record in the office of the City Hall of the City of Pelican Rapids, Minnesota.

No one attended the Public Hearing therefore no comments.

Administrator Solga presented a map showing where the zone change would take place. The Planning Commissioners considered possible adverse effects of the proposed zone change and found none.

Motion by Holl, seconded by Stromberg to approve **PLANNING COMMISSION RESOLUTION 2017-01; RECOMMENDATION OF APPROVAL OF THE REZONE OF** All that part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 136, Range 43, located in the County of Otter Tail, State of Minnesota, that is currently zoned as Industrial (I) pursuant to the City Zoning Map(s) on file and of record in the office of the City Hall of the City of Pelican Rapids, Minnesota. Motion passed unanimously.

Motion by Holl, seconded by Stromberg to recommend to City Council to proceed with the lot split and land transfer. Motion passed unanimously.

The Commissioners reviewed the proposed amendment to ordinance 905.04 subdivision 2 regarding Light Industrial in a Commercial Zone. The Planning Commission has been discussing this for some time and is ready to recommend the amendment to City Council. Motion by

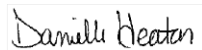
Stromberg, seconded by Holl to recommend to Council an amendment to 905.04 subdivision 2 allowing light industrial in the commercial zone. Motion passed unanimously.

Administrator Solga presented pictures showing the use of City Public Property for Private Storage. Right now anyone can park in the Municipal Parking Lots indefinitely, as long as the vehicle is operable. The City also has a few areas where residents/business owners are using city owned property for private storage. Commissioner Holl suggested adding something to the street parking ordinance to include municipal parking lots. The Commissioners also suggested contacting the residents/business owners to see if they are interested in buying the lots they are using as storage. Administrator Solga will put some possible revisions, including municipal parking lots, with the current parking restrictions.

Austin and Courtney Leiter want to continue to use their land to graze their animals. The ordinance was changed a couple months after they purchased their property. They own three parcels of land within the City limits. They have pictures and witness statements proving they began grazing their animals in October 2015. The ordinance change was done in November 2015. If they are able to be grandfathered in, it may only be on the parcels that were larger than 2½ acres at the time of the ordinance change.

Motion by Stromberg to add an acreage clause to the ordinance allowing grazing on ten acres. Motion died for lack of a second. Commissioner Holl stated that the City has to be concerned about what precedent this may set. There were valid reasons the ordinance was changed in the first place. Administrator Solga will talk with the City Attorney to see if the Leiters can be grandfathered in for grazing on all three parcels.

Motion by Stromberg, seconded by Woessner to adjourn the meeting at 6:53p.m. Motion carried.
Opposed:Holl



Danielle Heaton
Secretary to the Planning Commission