

# Minutes



## PLANNING & ZONING COMMISSION

**April 30, 2013 AT 5:30 P.M.**

Acting Chairperson Jason Heikens called the meeting to order at 5:52 p.m.

In attendance were the following commission members:

Jason Heikens

Ron Sterler

Ryan Rowe

Absent were Missy Gemblar and Neil Watje.

Also in attendance were Mayor John Engel, City Administrator Wade Wagoner, and Dick Packebush representing Silver Lake Land Company L.L.C

*It was moved by Sterler, seconded by Rowe to approve the minutes of April 3, 2012 & Minutes of July 10, 2012 as submitted. Motion carried unanimously.*

### **NEW BUSINESS**

#### **Report to the City Council on whether the Frerichs Urban Renewal Plan conforms to and is consistent with the City's Community and General Development Plan.**

Wagoner gave the staff report which is on file in the zoning office at city hall. Wagoner gave an explanation of how TIF works. Wagoner indicated that last night (Monday, April 29) he met with the School and County (as required by section 403.5 of the state code) and heard no objections and heard favorable remarks about the TIF from School Superintendent Dennis Peters. Wagoner recommended to the Commission that the request is in conformance with the long range land use plan for this area. The long range land use plan shows residential and that what is being developed. The development also provides a vital alternative north south route for vehicles, pedestrians, and bicyclist. Without this development the only quick way north to south is M27.

Sterler asked what would happen if they turned it down or if they took no action. Wagoner indicated that the Planning Commission is a recommending body to the City Council and he was certain that the City Council could overrule the Planning Commission. In the case of a zoning request, a no vote by the Commission would require 2/3 majority of the Council to overturn. He wasn't certain if the council needed a supermajority to overturn, but was certain that the council could. (Later conversation with Robert Josten of Dorsey and Whitney [City's TIF/Bonding Attorney] revealed that only a simple majority is needed at the council in the event of a no vote. If the Commission failed to take action, the Council needs to wait 30 days from the lack of action before the council's hearing.)

***It was moved by Rowe, seconded by Heikens to recommend to the City Council that the Frerichs Urban Renewal Plan conforms to the City's Community & General Development Plan. Motion carried unanimously.***

Administrator's Report

Since this was the first Planning & Zoning Commission meeting under the Wagoner Administration, Wagoner submitted the Administrator's report for April. Discussion ensued.

Any other business to come before the Commission

There was none.

***It was moved by Sterler, seconded by Heikens to adjourn the meeting at 6:11 p.m. Motion carried unanimously.***

Respectfully submitted,

Wade R. Wagoner, AICP LEED GA  
Zoning Administrator