



**PLAINVIEW PLANNING COMMISSION MEETING
AGENDA**

Tuesday February 7, 2023, at 6:00 P.M.

Church of Christ, 205 1st Street NE, Plainview, MN 55964

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Consent Agenda**
 - a. Planning Commission Meeting Minutes – January 10, 2023**
- 4. Public Hearings**
 - a. Rezoning Request from R1 to Transitional – 20 1st Avenue NW**
- 5. New Business**
 - a. Rezoning Request from R1 to Transitional – 20 1st Avenue NW**
- 6. Updates/Discussion**
- 7. Adjourn**

CITY OF PLAINVIEW PLANNING COMMISSION
JANUARY 10, 2023
SPECIAL MEETING MINUTES

The January 10, 2023, meeting for the Plainview Planning Commission was called to order at 5:00 p.m. by Chairperson Holly Reeve.

Members present: Holly Reeve, Ben Jacobs, Ann Liebenow-Anttila, Roger Durgin, Jim Walkes, and Scott Kujath.

Members absent: Aaron Nicklay

Staff members present: City Administrator David Todd, City Clerk Carol Kujath, Deputy Clerk Kayla Hall, Public Works Director Shane Loftus, and Development Services Coordinator Richard Baker.

Guests in attendance: None.

Motion by Jacobs, second by Durgin to approve the Agenda.
Motion carried unanimously.

Motion by Liebenow-Anttila, second by Walkes to approve the Consent Agenda which included the December 6, 2022, Planning Commission Minutes.
Motion carried unanimously.

2022 Annual Report to City Council:

The Planning Commission is required to submit an annual report of activities to the City Council by the January council meeting each year.

January 4, 2022:

- Public hearing for Skyview Development's Preliminary Plat; Voted to recommend approval with conditions.
- Approved the 2021 Annual Report of the Plainview Planning Commission
- Appointed officers for 2022: Chair: Holly Reeve Vice-Chair: Aaron Nicklay

February 1, 2022:

- No Meeting

March 1, 2022:

- No Meeting

April 5, 2022:

- Public hearing to consider Skyview Development's amended Preliminary Plat; Voted to recommend approval subject to conditions and contingencies.
- Reviewed application for Orchard Hills 8th Final Plat; Voted to recommend approval with conditions

-Discussed Comprehensive Plan and future 600 code updates.

May 3, 2022:

-No Meeting

June 7, 2022:

-No Meeting

July 5, 2022:

-No Meeting

July 25, 2022 (Special Meeting)

-Public hearing to consider modification to Skyview Special District; Voted to recommend approval with conditions

-Reviewed application for Skyview Development's Final Plat; Voted to recommend denial due to unmet conditions of the preliminary plat.

August 2, 2022:

-No meeting

September 6, 2022:

-No meeting

October 4, 2022:

-No meeting

November 1, 2022:

-No meeting

December 6, 2022:

-Reviewed development updates and the new City of Plainview Code of Conduct.

-Planned required actions for the January meeting.

Motion by Walkes, second by Liebenow-Anttila to approve the 2022 Annual Report of the Planning Commission to be forwarded to City Council.

Motion carried unanimously.

Select Chair for Planning Commission:

According to city code, which states in part, *"The commission shall elect a chairperson and vice chairperson from among its appointed members for a term of one (1) year."*

It was noted that Jacobs will not be on the Planning/Zoning Commission for 2023.

Multiple Commissioners mentioned that Reeve did a great job in 2022 as Chair.

Walkes nominated Holly Reeve as Chairperson, second by Liebenow-Anttila.

Motion carried unanimously.

Select Vice Chair for Planning Commission:

According to city code, which states in part, *"The commission shall elect a chairperson and vice chairperson from among its appointed members for a term of one (1) year."*

It was noted that with Nicklay absent, he could not be nominated for Vice-Chair.

Reeve nominated Ann Liebenow-Anttila as Vice Chairperson, second by Kujath.

Motion carried unanimously.

Motion by Jacobs, second by Walkes to adjourn.

Motion carried unanimously.

Meeting adjourned at 5:07 p.m.

Planning and Zoning Commissioner

City Clerk

Date

DRAFT

PLAINVIEW

CITY COUNCIL ACTION



Executive Summary

Planning Commission Regular Meeting: February 7th, 2023

AGENDA ITEM:	Rezoning Request from R1 to Transitional – 20 1 st Ave NW	AGENDA SECTION:	New Business
PREPARED BY:	David Todd, City Administrator	AGENDA NO.	5.a.
ATTACHMENTS:	Zoning Application, Map, Legal Description, Code 615	APPROVED BY:	DT
RECOMMENDED ACTION: Motion to recommend approval/denial of the rezoning request with or without conditions to the City Council.			

SUMMARY

Applicant is asking for a rezone from residential to transitional zoning so that they can run a commercial business out of the house without living there.

Applicant has opened a small shop called Refill Goods. They have been looking for retail space in Plainview for 6 months and have only found a 96sq ft space in the back of Young Love Floral. While it has been great to be there, they are out of room and ready to move somewhere else. While they were looking for commercial property, they found a perfect house for their family to move to, just two blocks from 20 1st Ave NW. They are asking the council to approve a rezoning request from residential to transitional for the house they are moving out of. It is a great location, being right on 42, to draw travelers into town, and it is already touching a transitional zone. Since they will no longer be living there, they cannot apply for a CUP.

Their plans for the house include expanding the low waste general store to include bulk dry goods and spices, seasonal fresh flowers, local art, and a larger selection of the items they already have in store (see www.refillgoods.shop for more details.) They hope to also have some classes and indoor events. They also would like to turn the upstairs into an overnight rental, with two bedrooms and a bathroom. Since there are currently no overnight rentals in town, they feel this could be a valuable addition to the community.

Respectfully Submitted,

David Todd, City Administrator

615 ZONING AND LAND MANAGEMENT, T, TRANSITION DISTRICT

615.1 Intent And Purpose: There are some areas of the community that, by their very nature and location, are destined to be underutilized if placed in a traditional dominant use district. The T Transition District has been established to accommodate these areas where there exist conflicting uses, and the continuance of the use mixture *is* desirable for the community welfare. By their very nature, uses allowed in this district will have both positive and negative impacts on one another. It is the purpose of this District to minimize or eliminate those conflicts.

615.2 Permitted Uses:

- 1 Any accessory use of an existing conforming and/or approved conditional use.

615.3 Conditional Uses:

- 1 Single family dwellings,
- 2 Two family dwellings/units,
- 3 Multi-family dwellings/units,
- 4 Automotive sales, service, and storage,
- 5 Retail sales,
- 6 Personal services,
- 7 Home improvement services and trades,
- 8 Repair shops,
- 9 Offices,
- 10 Home occupations, and
- 11 Any permitted or conditional use allowed in a district if that district has an adjoining boundary line with the Transitional District. (For example, if a C-2 District is adjacent to the Transitional District, offices (which are a permitted use in the C-2 District) could be considered under this Conditional Use definition.)

615.4 Lot Area, Frontage, And Yard Requirements:

Use	Lot Area (sq. ft.)	Lot Frontage	Rear Yard/ Front Yard	Any Side	Side Yards
					Sum of Both Sides
Single Family Dwellings	6,000	60 ft.	15 ft.	5 ft.	15 ft.
Two Family Dwellings/Units	8,000	60 ft.	15 ft.	5 ft.	15 ft.
Multi-Family Dwelling/Unit	3,000	60 ft.	15 ft.	5 ft.	15 ft.
Non-Residential	7,500	60 ft.	15 ft.	10 ft.	20 ft.

615.5 Requirements Reduced: Where the proposed use involves the utilization of an existing structure built prior to the adoption of this ordinance, the City Council may reduce the lot area, frontage, and yard requirements, but new additions or new construction are to comply with this provision.

Rezoning Request
Annie and Seth Jurrens

20 1st Ave NW,
Plainview, MN,
55964

Parcel ID# R26.00416.00 and Parcel ID# R26.00028.00

Hello!

We are writing to request our lots be rezoned from Residential to Transitional.

We are aware of the housing shortage in Plainview and the limited options for building multi-dwelling living units. We would like to explore tearing down the single-family home and building a mixed-use building with retail on the first floor, and 1, 2, and 3 bedroom apartments on the garden level, second, and third floors. With the size of our lot, our estimates are that each floor could be around 7,000 square feet. This would house 11 one-bedroom apartments, 8 two-bedroom apartments, and 6 three-bedroom apartments. The first-floor retail space could house 3-6 businesses, depending on square footage needs. A building of that size is, by our first estimates, will be around \$8 million.

Until we are able to figure out funding for that to happen, we would like to look at using the house as a retail space. We have opened a small business, Refill Goods, and have not found a great place to operate out of. We are currently operating out of a 96 sq ft room in Young Love Floral. We have had a lot of interest, but we cannot do all the things we want to out of that location. We will submit a conditional use permit application in order to request retail be able to be operated at this location, but first we need the lot to be rezoned to transitional.

Since the lot is right on 42, and adjacent to the transitional zone already, we hope you will grant this re-zoning request so that we can pursue adding retail space and more housing options to this great town.

Thanks for your consideration!

-Annie and Seth Jurrens-



PROJECT DESCRIPTION:

We have opened a small shop called Refill Goods. We have been looking for retail space in Plainview for 6 months and have only found a 96sq ft space in the back of Young Love Floral. While it has been great to be there, we are out of room and ready to move somewhere else. While we were looking for commercial property, we found a perfect house for our family to move to, just two blocks from 20 1st Ave NW. We are asking the council to approve a rezoning request from residential to commercial for the house we are moving out of. It is a great location, being right on 42, to draw travelers in to town, and it is already touching a transitional zone. Since we will no longer be living there we cannot apply for a CUP.

Our plans for the house include expanding our low waste general store to include bulk dry goods and spices, seasonal fresh flowers, local art, and a larger selection of the items we already have in store (see www.refillgoods.shop for more details.) We hope to also have some classes and indoor events. We also would like to turn the upstairs into an overnight rental, with two bedrooms and a bathroom. Since there are currently no overnight rentals in town we feel this could be a valuable addition to the community.



CITY OF PLAINVIEW

APPLICATION FOR REVIEW

DATE: First submitted 12.8.2022, revised and resubmitted 1.19.2023

PROJECT NAME: 20 1st Ave NW

REQUEST REVIEW (please check):

- ☐ General Development Plan (\$200.00 filing fee):
- ☐ Preliminary Subdivision Plat (\$350.00 filing fee plus \$10 per lot):
- ☐ Final Subdivision Plat (\$600 filing fee plus \$10 per lot):
- ☒ Rezoning (\$200 filing fee):
- ☐ Resubdivision (\$100 filing fee):
- ☐ Conditional Use Permit (\$200.00 filing fee):

PROJECT LOCATION & LEGAL DESCRIPTION:

Commencing at the Southeast corner of Lot 7, in Block 38, in the City (formerly Village) of Plainview, Minnesota; thence North along the East line of said Lot 7, 140 feet; thence at right angles East 90 feet, thence at right angles South 140 feet; thence at right angles West 90 feet to the place of beginning, and being Lot 8, in Block 38 and Lot 30 in Section 8, Township 108, Range 11, Wabasha County, Minnesota.

EXISTING USE(S) OF PROPERTY:

Single Family Dwelling

PROJECT TYPE/INTENDED USE OF PROPERTY (residential, commercial, industrial, etc.):

We are asking for a rezone from residential to transitional zoning so that we can run a commercial business out of the house without living there.



CITY OF PLAINVIEW
APPLICATION FOR REVIEW
PAGE TWO

PROPERTY OWNER (name, address, and phone number):

Annie and Seth Jurens, 20 1st Ave NW, Plainview.
Annie-507-517-1340 Seth- 507-517-1570

APPLICANT (contact person, business name, address and phone number):

Annie and Seth Jurens
Jurens Group, LLC
20 1st Ave NW, Plainview, MN
507-517-1340, 507-517-1570

PROPERTY OWNER'S SIGNATURE:

Annie Jurens

DATE: 12/8/2022

Seth Jurens

DATE: 12/8/2022

APPLICANT'S SIGNATURE (if different than property owner):

DATE: _____

DATE: _____



CITY OF PLAINVIEW
APPLICATION FOR REVIEW
PAGE TWO

PROPERTY OWNER (name, address, and phone number):

Annie and Seth Jurrens 20 1st Ave NW, Plainview, MN 55964

APPLICANT (contact person, business name, address and phone number):

Annie and Seth Jurrens 20 1st Ave NW Plainview MN, 55964

PROPERTY OWNER'S SIGNATURE:

Annie Jurrens DATE: 1/19/2022

Seth Jurrens DATE: 1/19/2022

APPLICANT'S SIGNATURE (if different than property owner):

DATE: _____

DATE: _____

This application shall be submitted with all required supporting documentation.

City of Plainview 241
West Broadway
Plainview, MN 55964
507-534-2229



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Plainview, MN will conduct a public hearing on February 7th, 2023, at 6:00 p.m. at the Church of Christ located at 205 1st Street NE in the city of Plainview, MN.

The purpose of the public hearing is to consider a request to rezone 20 1st Ave NW (T.H. 42), from R-1 (Residential) to T (Transition District) as depicted on the attached map, to accommodate a small retail business in Plainview, MN.

Any comments on this matter can be made at the public hearing, or can be forwarded, in writing, to the City Clerk, prior to the hearing at 241 W. Broadway Plainview MN 55964 or

c.kujath@plainviewmn.com

