

CITY OF PLAINVIEW PLANNING COMMISSION
MARCH 7, 2023
MEETING MINUTES

The March 7, 2023, meeting for the Plainview Planning Commission was called to order at 6:00 p.m. by Commission Chair Holly Reeve.

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

Members absent: Aaron Nicklay.

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

Guests in attendance: Fran Grover, Annie Jurrens, and Emmie Jurrens.

Motion by Kuschel, second by Walkes to approve the Agenda.

Motion carried unanimously.

Motion by Liebenow-Anttila, second by Kuschel to approve the Consent Agenda which included the February 7, 2023, Planning Commission Minutes.

Motion carried unanimously.

CUP Application – Seth & Annie Jurrens – 20 1st Avenue NW:

Commission Chair, Reeve made a motion, second by Walkes, to open the public hearing at 6:02 p.m. to hear testimony regarding the proposed CUP Application presented by Seth and Annie Jurrens located at 20 1st Ave NW.

Motion carried unanimously.

City Administrator David Todd gave a summary to the Planning Commission of the CUP Application request. Annie and Seth Jurrens would like to have a small dry goods store in the house at 20 1st Ave NW. The Jurrens do not live in this house and are requesting a CUP for this property. The plan is to expand the low waste general store to include bulk dry goods and spices, seasonal fresh flowers, local artists, and a larger selection of the items already available at Refill Goods. They would also like to turn the upstairs into an overnight rental, with two bedrooms and a bathroom, which they feel would be a valuable addition to the community. Jurrens stated the hours of business would be Wednesday through Saturday to begin with. This property was rezoned from a R1 District to a Transition (T) District by City Council at the February 14, 2023, Council meeting.

Fran Grover – 5 1st Ave NW – Believes this is good for the town. He is in favor of the CUP and believes the City should support this.

Motion by Walkes, second by Kuschel to close the public hearing.
Motion carried unanimously. Public hearing closed at 6:08 p.m.
Motion by Durgin, second by Walkes to reopen the Commission meeting.
Motion carried unanimously. Meeting reopened at 6:08 p.m.

CUP Application – Seth & Annie Jurrens – 20 1st Avenue NW:

Seth and Annie Jurrens have applied for a Conditional Use Permit (CUP) so they can run a commercial business out of a house they own. The property location is 20 1st Ave NW, which was approved to be rezoned from R1 to Transition (T) District by City Council at the February 14, 2023, Council meeting.

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. 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.

Motion by Reeve, second by Durgin to recommend approval of the CUP Application request for Seth and Annie Jurrens located at 20 1st Avenue NW to the City Council. The Commission discussed concerns regarding signage, screening, and parking. The applicant stated she has a temporary banner she will be hanging on the fence. She also has a 2x2 yard sign.

There is the concern for screening the noise pollution for residents specifically to the west of the property. Jurrens stated there is already a fence along part of the west property line, and shrubs where the fence isn't. It was mentioned that in case for some reason the fence or shrubs get removed, that it be a condition of the CUP that there is always adequate screening. It was also mentioned that the fence that is in place looks to be in the easement/right-of-way.

Liebenow-Anttila would like to see off-street parking for the overnight rental space. It was asked if there was the possibility of nose-in parking available in the alley. The possibility of a parking lot was also discussed, however the parking lot would have to be ADA compliant, and have an accessible route to the building.

Where would delivery trucks park, as to not block other residents' homes/parking was another concern.

It was noted that City Code has signage language as well as parking for home occupation language, so the CUP would need to follow those parameters.

Aye: None

Nay: Reeve, Liebenow-Anttila, Durgin, Kujath, Walkes, and Kuschel.

Motion failed 0-6

Motion by Reeve, second by Walkes to recommend approval of the CUP Application request for Seth and Annie Jurrens located at 20 1st Avenue NW, with the condition for adequate screening buffer for noise pollution.

Aye: Reeve, Liebenow-Anttila, Durgin, Kujath, Walkes, and Kuschel.

Nay: None.

Motion carried 6-0

Updates/Discussion:

Administrator Todd – MnSpect Inc, out of the Twin Cities Metro Area showed interest in the possibility of becoming the City's building inspector if they can find enough other cities in our area to make it worthwhile. MnSpect Inc. is an inspection services company that provides comprehensive building inspection services for commercial and residential projects and properties.

Durgin – What about the city of Pine Island, they have different inspectors than CMS. Todd - Pine Island uses Roger Pahl, Casey Pahl, and Tommy Thompson as their inspectors. Todd will also reach out to them, however feels they are stretched pretty thin already. It was noted that Thompson was possibly retiring in the near future.

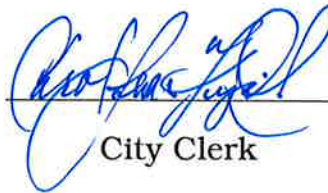
Motion by Kuschel, second by Kujath to adjourn.

Motion carried unanimously.

Meeting adjourned at 6:48 p.m.



Planning and Zoning Commissioner



City Clerk

7/5/23

Date