

CITY OF PLAINVIEW PLANNING COMMISSION

FEBRUARY 7, 2023

MEETING MINUTES

The February 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, Aaron Nicklay, Ann Liebenow-Anttila, Roger Durgin, Jim Walkes, Scott Kujath, and Don Kuschel.

Members absent: None.

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: Fran Grover, Paul Schimmelpfenning, Sally Harrington, Annie Jurrens, Seth Jurrens, John Buster, Duane Haack, and Steve Flies.

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

Motion carried unanimously.

Motion by Kujath, second by Walkes to approve the Consent Agenda which included the January 10, 2023, Planning Commission Minutes.

Motion carried unanimously.

Rezoning Request from R1 to Transitional – 20 1st Avenue NW:

Commission Chair, Holly Reeve made a motion, second by Kuschel, to open the public hearing at 6:01 p.m. to hear testimony regarding the proposed Rezoning Request from R1 to Transition District for address 20 1st Avenue NW which includes PID #R26.00416.00 and PID #R26.00028.00.

Motion carried unanimously.

Annie Jurrens, the applicant of the rezone request gave a summary to the Planning Commission of her reasons for this request. The Jurrens opened a small shop called Refill Goods, in the back of Young Love Floral building. Refill Goods has outgrown the 96 square foot space and they are ready to move elsewhere. 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. While looking for commercial property, the Jurrens found a house for their family to move into. They would like to have their Refill Goods shop in their current house located at 20 1st Avenue NW. With the current zone of R1, they are not able to apply for a CUP

without living in the home. The property is along Highway 42 and is already touching a transitional district zone. The rezone would make it possible for Seth and Annie to apply for a CUP to have their Refill Goods at this location.

Fran Grover – 5 1st Ave NW – Questioned the address. Also wanted to know if the City had any money to donate to the Jurrens for a driveway for their business.

Paul Schimmelpfenning – 40 1st Ave NW – The Jurrens are good neighbors but is worried about parking along 1st Ave NW with mailboxes having to be out by the street. Would like to see a business sign in front of their property to help with the parking.

John Buster – 135 N Wabasha – Wanted to know more about the business.

Annie Jurrens – Will work with local farmers and artists, along with having household goods and personal care supplies.

Steve Flies – 40 West Broadway – Has traffic concerns. Possibly a one-way street.

Already have traffic issues with Cabin Coffee.

Fran Grover – Agreed with Flies regarding traffic issues. People use his driveway to turn around.

Motion by Liebenow-Anttila, second by Durgin to close the public hearing.

Motion carried unanimously. Public hearing closed at 6:14 p.m.

Motion by Kuschel, second by Walkes to reopen the Commission meeting.

Motion carried unanimously. Meeting reopened at 6:15 p.m.

Rezoning Request from R1 to Transitional – 20 1st Avenue NW:

Seth and Annie Jurrens have applied for a rezone from residential (R1) to transitional zoning so 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 transition 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.

Motion by Kuschel, second by Durgin to recommend approval of the rezoning request for property located at 20 1st Avenue NW from residential to transitional to the City Council.

Commissioner Liebenow-Anttila would like the 2 parcel id numbers to be included in the motion. Other concerns were if the location was rezoned to a transition district can it be rezoned back to residential in the future. Mr. Todd stated yes it can be rezoned in the future, however it wouldn't be necessary to do so. The property could stay zoned as transitional and still be sold as a single-family home.

Reeve commented when looking at the Comprehensive Plan, this request is acceptable, and it could be considered that the property is underutilized as it is now.

Aye: Durgin

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

Motion failed 1-6

Motion by Liebenow-Anttila, second by Kujath to recommend approval of the rezoning request for the property located at 20 1st Avenue NW, which includes Parcel ID #R26.00416.00 and Parcel ID #R26.00028.00, from residential to transitional to the City Council.

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

Nay: None.

Motion by Reeve, second by Walkes to adjourn.

Motion carried unanimously.

Meeting adjourned at 6:28 p.m.



Planning and Zoning Commissioner



City Clerk

3/7/23

Date