

**CITY OF SAINT PETER
OFFICIAL PROCEEDINGS – REGULAR MEETING
MINUTES OF THE PLANNING AND ZONING COMMISSION
February 4, 2021
Virtual Meeting via GoToMeeting Application**

The February 4, 2021 meeting of the Saint Peter Planning and Zoning Commission was called to order at 5:30 pm by Community Development Director Russ Wille. The Commission assembled virtually via the GoToMeeting platform.

Commission members Andrew Davis, Ken Rossow, Scott Fichtner, Brad DeVos, Joe Urban, and Shanon Nowell were in attendance. There is one vacancy on the Commission. Visitors present were Dean George (Kwik Trip), Drew Tolzman (Convenience Storage) and introduced future member Ben Ranft. Community Development Director Russ Wille and Administrative Secretary Cindy Moulton were in attendance.

Approval of Agenda

Motion by Davis, second by Urban to approve the meeting agenda as presented. All members voting aye, the Agenda was approved.

Approval of Minutes

Motion by Rossow, second by Fichtner to approve and accept the prepared minutes of the January 7, 2021 regular meeting of the Planning and Zoning Commission. All members voting aye, the minutes were approved as presented.

Kwik Trip, Inc. (100 Dodd Ave.) Street/Alley Vacation

Kwik Trip, Inc. has petitioned to vacate Hatch Street which lies between blocks 101 and 102, Town of Traverse des Sioux. They have also requested the vacation of the north-south alley within Block 101 and 102, Town of Traverse des Sioux.

Kwik Trip intends to redevelop the property and utilize the properties within Blocks 101 and 102 as if they were a single development lot. Wille explained that the street and alleyways have never been constructed or used. He indicated that past commercial developments have been constructed over the platted street and alleyway.

Wille stated that MDOT has conducted an access review from Dodd Road and has denied access to Kwik Trip. Wille stated that the entrance will be located off of Old Minnesota Avenue which is a State Aid roadway.

Urban expressed his concern over Old Minnesota Avenue being able to handle the increased traffic.

George mentioned that the convenience store will be facing south.

Urban asked if there are future plans to add sidewalks along Old Minnesota Avenue because of the potential for increased foot traffic.

Wille stated that there are no plans in the immediate future to add sidewalks.

A motion was made by Urban, seconded by Davis to introduce Resolution No. 2021-05 entitled, "Resolution Recommending That The City Council Approve The Petition To Vacate All Of That Part Of Hatch Street Lying Between Blocks 101 and 102, Town Of Traverse Des Sioux (Now City Of Saint Peter) and The North-South Alleys Lying Within Those Two Blocks". All members voting aye, the Resolution was passed and adopted.

Brad Baker (963 N. 3rd Street) Administrative Lot Split

Brad Baker purchased the vacant property located at 963 North Third Street. Baker intends to construct a fieldhouse on the southern most portion of the property. Baker has submitted a request to waive the subdivision regulations in order to realign and relocate the interior lot lines between Lots 10, 11, 12 and 13, Normans Subdivision in order to create two developable lots.

Wille stated that should the Commission approve the Administrative Lot Split (ALS), the two parcels would conform to regulations within the zoning code as minimum lot frontage and minimum square footage.

A motion was made by Rossow, seconded by Fichtner to introduce Resolution No. 2021-06 entitled, "Resolution Recommending Waiver Of Subdivision For Lots 10, 11, 12 and 13, Normans Subdivision, City Of Saint Peter, Nicollet County, Minnesota And Accepting The Administrative Lot Split (Certificate Of Survey) Realigning And Relocating The Interior Lot Line Between The Two Resulting Parcels". All member voting aye, the Resolution was passed and adopted.

Drew Tolzman (1003 Mason Street) Convenience Storage – CUP

Wille stated that Drew Tolzman is seeking an option to purchase Lot 4, Block 5, North Industrial Park Subdivision (1003 Mason Street). Tolzman is seeking to construct and operate mini storage units on the property.

Wille indicated that the City Council met in a closed session and directed City Attorney Brandt to draft a Purchase Agreement. The drafted agreement would require that Tolzman receive a Conditional Use Permit prior to the purchase of the lot. Wille noted that the City Council can place additional conditions in the purchase agreement that are not available to the Planning Commission.

Wille stated that Tolzman would also secure a 12 month option to purchase the three adjoining lot(s) to allow for expansion of the operations should they prove to be successful.

Wille explained that the only utility required for this development would be electric service. Light packs will be used for exterior lighting. He does not anticipate that a fence will be installed.

Members agreed that the development fits the zoning standards and that storage would be a nice addition to St. Peter.

Rossow asked if Tolzman would have the right of first refusal should the option on the 3 lots expire.

Wille indicated that when the 12 month option expires, it could be renewed with City Council consent.

A motion was made by Fichtner, seconded by Rossow to introduce Resolution No. 2021-07 entitled, "Resolution Recommending The Unconditional Approval Of A Conditional Use Permit Application Submitted By Drew Tolzman To Allow For The Establishment Of A Convenience Storage Use At 1003 Mason Street". All members voting aye, the Resolution was passed and adopted.

Reports

Baker Gateway Amendment Wille announced that the City Council will be holding a public hearing on February 8, 2021

Adjournment

With no further business before the Commission, Davis moved the adjournment of the meeting. The motion was seconded by Urban, all voting in favor, the meeting was adjourned at approximately 6:12 pm.