

**CITY OF SAINT PETER
OFFICIAL PROCEEDINGS – REGULAR MEETING
MINUTES OF THE PLANNING AND ZONING COMMISSION
March 2, 2023**

The March 2, 2023 meeting of the Saint Peter Planning and Zoning Commission was called to order at 5:30 pm by Chairperson Andy Davis.

Commission members Davis, Ben Ranft, Brad DeVos, Mark Plotz, Ben Griffith, Matthew Larson and Scott Zarn were in attendance. City staff present was Community Development Director Ben Baker. Visitor present was Mike Volk.

Approval of Agenda

A motion was made by Larson, seconded by Griffith to approve the agenda as submitted. With all members voting aye, the motion carried.

Approval of Minutes

A motion was made by Larson, seconded by Griffith to approve the minutes of the January 5, 2023 meeting. With all members voting aye, the minutes were approved as presented.

Windsor Pond Fifth Addition – Preliminary Plat

Baker stated that Mike Volk, dba Windsor Homes, LLC, has submitted a Preliminary and Final Plat application to complete the final phase of Windsor Pond. He indicated that the Plat will consist of 10 single-family residential patio home lots.

Baker indicated that City staff has reviewed the plats and construction plans. He said Staff has determined that the proposed subdivision plat meets the requirements and standards adopted by the City of Saint Peter.

Baker explained that all of the lots in Windsor Pond Subdivision are sold except for 2 lots in Phase 3.

When asked why the 2 lots were vacant, Volk stated that people want 3 stall garages and the remaining lots are not wide enough.

Plotz commented on the lack of sidewalks in the subdivision. He said that when neighborhoods are being developed, sidewalks should be included.

Ranft agreed.

Larson asked if there were other options for the 2 vacant lots.

Baker indicated the lots are primarily residential which can include allowable homebased businesses.

A motion was made DeVos, seconded by Ranft to introduce Resolution No. 2023-02 entitled, "WINDSOR POND FIFTH ADDITION PRELIMINARY PLAT WINDSOR HOMES, LLC". With all members voting aye, the Resolution was passed and adopted.

Windsor Pond Fifth Addition – Final Plat

A motion was made Ranft, seconded by DeVos to introduce Resolution No. 2023-03 entitled, “WINDSOR POND FIFTH ADDITION FINAL PLAT WINDSOR HOMES, LLC”. With all members voting aye, the Resolution was passed and adopted.

Reports

361st Avenue – Baker reported that the Plat was approved by the City Council and has been recorded at the county. He stated that the City needs to obtain a small amount of property from property owners that abut 361st Avenue. He indicated that agreements have been made with the majority of the property owners.

Baker stated that the City will go out for bids in the spring and the project will begin in this summer.

Traverse Green Development – Baker stated with the change in the economy the sale of the Traverse Green lots has not taken off. He stated that the majority of the homes in the subdivision are Habitat for Humanity, Southwest Minnesota Housing Partnership, and City built spec homes.

Because there is a demand for larger lots within the city, Baker stated that the City Council has discussed adding four larger lots within the subdivision.

Plotz mentioned that there should be more flexibility with zoning.

Davis remarked that he likes the idea of a mixture of lot sizes.

Traverse Green Apartments – Baker reported that the Traverse Green Apartments are all occupied with a second building under construction. He also mentioned that most of the residents in the apartments are from out of town.

Capitol Lofts - Baker stated that the excavation for the foundation has started and framing will begin in the near future.

2023 Accessibility Enhancement Grant Program – Baker reported that the Economic Development Authority approved the 2023 Accessibility Enhancement Grant Program at their February meeting.

Adjournment

With no further business, a motion was made by Zarn, seconded by Griffith to adjourn. All members voting aye, the meeting adjourned at 6:08 pm.