

**CITY OF SAINT PETER  
OFFICIAL PROCEEDINGS – REGULAR MEETING  
MINUTES OF THE PLANNING AND ZONING COMMISSION  
March 3, 2022**

The March 3, 2022 meeting of the Saint Peter Planning and Zoning Commission was called to order at 5:30 pm by Andy Davis.

Commission members Andy Davis, Ben Ranft, Brad DeVos, Scott Fichtner and Mark Plotz were in attendance. Two vacancies remain. City staff present were Community Development Director Russ Wille and Administrative Secretary Cindy Moulton. Visitor present was Joe Hunt, owner of Hunt Plumbing & Drain.

**Approval of Agenda**

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

**Approval of Meeting Minutes**

A motion was made by Fichtner, seconded by Ranft to approve the minutes of the February 3, 2022 meeting. All members voting aye, the minutes were approved as submitted.

**Hunt Plumbing & Drain (825 North Minnesota Avenue) - Construction Sales & Services – Conditional Use Permit CUP**

Community Bank owns the former Car Wash / Oil building located at 825 North Minnesota Avenue. Joe Hunt, owner of Hunt Plumbing & Drain, would like to purchase the building to establish a plumbing contractor's shop and office. The purchase is contingent upon the approval of the CUP.

Wille stated that the 1.3 acres of property is zoned (C-4) Highway Service Commercial and is subject to the regulations established for the (GO) Gateway Overlay district.

Wille indicated that a plumbing contractor's shop/office would be considered to be a Construction Sale and Services use classification which may be established in the C-4 zoning district as a Conditional Use.

In order for a CUP to be approved, seventeen (17) standards must be reviewed as provided by the Zoning Ordinance. Wille indicated that he has reviewed those standards and did not see any conflicts or difficulties created by the establishment of the use. Wille recommended approval.

Wille stated that Hunt has plans to install a fence to the rear of the property to allow for exterior storage inside the fenced in area.

Hunt asked if he would be allowed to park vehicles outside of the fenced area during working hours.

Wille said that it would be acceptable during working hours.

DeVos felt the business would be a great addition to Saint Peter as well as an improvement to the site.

Plotz asked if the 2024 road construction project would impact Hunt's business.

Wille indicated that the road project should not affect access to the business.

A motion was made by Ranft, seconded by DeVos to introduce Resolution No. 2022-04 entitled, "Resolution Recommending The Approval Of A Conditional Application Submitted Permit Application Submitted By Hunt Plumbing & Drain To Allow For The Establishment Of A Construction Sales & Services (Plumbing Contractor Shop) Use At 825 North Minnesota Avenue". All members voting aye, the Resolution Was Passed and adopted.

**Reports**

**St. Peter Fire Station – CUP** The CUP has been approved for the new fire station.

**Hallet Pond Second Addition** – Hallet Pond Second Addition has been approved.

**Adjournment**

With no further business, a motion was made by DeVos, seconded by Fichtner to adjourn. All members voting aye, the meeting adjourned at approximately 6:26 pm.