

**CITY OF SAINT PETER, MINNESOTA
OFFICIAL PROCEEDINGS
MINUTES OF THE BOARD OF ZONING APPEAL AND ADJUSTMENT MEETING
March 17, 2022**

Pursuant to due call and notice thereof, a meeting of the Board of Zoning Appeal and Adjustments of the City of Saint Peter was conducted on March 17, 2022.

A quorum present, Vice President Larry Potts called the meeting to order at 5:30 pm. Members present included: Potts, Dustin Sharstrom, Darrell Petits and Emily Bruflat. Member Andy Davis was absent. City staff present included Community Development Director Russ Wille and Administrative Secretary Cindy Moulton. Visitor present was Joe Hunt, owner of Hunt Plumbing & Drain.

Oath of Office – Wille administered the Oath of Office to Darrell Petits.

Approval of Agenda –A motion was made by Bruflat, seconded by Sharstrom to approve the agenda. With all in favor, the agenda was approved as presented.

Approval of Minutes – A motion was made by Pettis, seconded by Sharstrom to approve the minutes of the February 24, 2022 meeting as submitted. With all in favor, the motion carried and the minutes were approved.

Public Hearing – Hunt Plumbing & Drain (825 North Minnesota Avenue) – Construction Sales & Services – Conditional Use Permit

Joe Hunt, Hunt Plumbing & Drain, has submitted a Conditional Use Permit (CUP) for the property located at 825 North Minnesota Avenue. Mr. Hunt would like to purchase the property from Community Bank in order to establish a plumbing contractor's shop and office. Wille stated that the sale is contingent upon BZA approval.

Potts opened the public hearing at 5:31 pm.

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

Wille indicated that a plumbing contractor's shop/office would be considered 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 and the Planning and Zoning Commission have reviewed those standards and did not see any conflicts or difficulties created by the establishment of the use. The Commission recommended approval.

Wille explained that a Conditional Use permit can be approved without establishing any conditions.

Potts felt that the request meets the criteria and does not need additional conditions placed on the CUP.

Sharstrom said the business will be an asset to the community as well as an opportunity to clean up the property.

Hunt stated that he will be installing a 6' fence in the rear of the property and extend it north. He plans on storing supplies and vehicles in that area.

With no public comment, the public hearing Potts closed the public hearing at 5:38 pm.

Public Hearing – Hunt Plumbing & Drain (825 North Minnesota Avenue) – Construction Sales & Services – Conditional Use Permit

A motion was made by Bruflat, seconded by Sharstrom to introduce Resolution No. 2022-02 entitled, "Resolution Approving A Conditional Use 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.

Adjournment

A motion was made by Sharstrom, seconded by Bruflat to adjourn. With all members voting aye, the meeting adjourned at approximately 5:41 pm.