

**CITY OF SAINT PETER  
OFFICIAL PROCEEDINGS – REGULAR MEETING  
MINUTES OF THE PLANNING AND ZONING COMMISSION  
April 6, 2023**

The April 6, 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, Brad DeVos, Mark Plotz, Ben Griffith, and Scott Zarn were in attendance. Member absent was Ben Ranft and there is one vacancy. City staff present was Community Development Director Ben Baker. Visitors present were Seth and Christina Nelson, Sun Rise Chiropractic, and Matt and Amanda Beckel, 1512 South Minnesota Avenue.

**Approval of Agenda**

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

**Approval of Minutes**

A motion was made by Zarn, seconded by Griffith to approve the minutes of the March 2, 2023 meeting. With all members voting aye, the minutes were approved as presented.

**Conditional Use Permit – 1520 South Minnesota Avenue – Rising Sun Chiropractic**

Baker stated that Seth and Christina Nelson would like to make building and site improvements at their business located at 1520 South Minnesota Avenue. He indicated that they have submitted a Conditional Use Permit application to allow for a 12' side yard setback in the Gateway Overlay District (GO), which is abutting a residential neighborhood.

Baker explained that the property is located in a C-4 (Highway Service Commercial District) as well as the GO (Gateway Overlay District). He stated that the back and side yard setback in the C-4 District is 10', and 20' in the GO District.

Baker stated that Transitional Yards are required anywhere development in the GO District abuts a Residential Zoning District along a side or rear yard.

Davis opened the Public Hearing at 5:38 pm.

DeVos asked if the neighbors to the north have been notified.

Baker indicated that property owners within 350' of the subject property have been notified of the public hearing.

The Beckel's asked if the Nelsons have considered putting up a fence as a buffer between the properties. They stated that the existing pine trees between the properties are dying and those trees created a buffer.

Davis closed the Public Hearing at 5:42 pm.

Baker stated that Saint Peter City Code, Article 7, Section 24-643 provides standards applicable to any Conditional Use Permit. He said that after review, it was found that all standards have been met.

DeVos recommended that a fence be installed on the north side of Sunrise Chiropractic to create a buffer between the business and the residential neighborhood.

A motion was made by DeVos, seconded by Zarn to amend the resolution to include, "A six foot (6') tall privacy fence shall be installed along the northern property line to create a buffer from the abutting residential neighborhood". All members voting aye, the motion carried.

A motion was made by Griffith, seconded by Plots to introduce Resolution No. 2023-04 entitled, "RESOLUTION RECOMMENDING THE APPROVAL OF A CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY SETH & CHRISTINA NELSON, OF RISING SUN CHIROPRACTIC, IN ORDER TO CONSTRUCT A BUILDING ADDITION THAT WOULD ENCROACH INTO THE GATEWAY OVERLAY DISTRICT'S TRANSITIONAL YARD". With all members voting aye, the Resolution was passed as amended.

**Consider Approval of Traverse Green Subdivision No. 2 – Preliminary Plat**

Baker stated that the City has submitted a Preliminary and Final Plat for Planning and Zoning approval.

Baker indicated that the City Council has discussed the need for larger, buildable lots in St. Peter. Because of the demand for larger lots, and the lack of lot sales within Traverse Green Subdivision, the City is proposing the split of two parcels of land.

Baker stated the western parcel of land, located west of Cook Street, was platted with the idea of multi-family housing construction. He said the eastern parcel is currently located within a 19-acre outlot (non-buildable lot). Baker stated that the eastern parcel is used as farmland, and the southern two-thirds is covered with grass.

Baker indicated that both the western and eastern parcels are served with a paved road, sidewalks, watermain, sanitary sewer and water/sewer stubbed into the property from Cook Street.

Baker stated that with the approval of the plat, it would create four new residential lots ranging in size from 13,100 square feet -15,900 square feet.

Discussion took place with Plotz mentioning that there are no alleys platted. Plotz said that he prefers neighborhoods designed similar to Nicollet Meadows Subdivision.

Baker stated that there is a need for all housing types and an increased demand for larger lots, without alleys.

DeVos stated that the larger lots offer more opportunities for people that want to construct larger homes.

Baker indicated that should the Planning Commission approve the Plat, the City Council will hold a Public Hearing at their April 24, 2023 meeting.

A motion was made by DeVos, seconded by Griffith to introduce Resolution No. 2023-05, TRAVERSE GREEN SUBDIVISION NO. 2 –PRELIMINARY PLAT CITY OF SAINT PETER”. With all members voting aye, the RESOLUTION was passed and adopted.

#### **Consider Approval of Traverse Green Subdivision No. 2 – Final Plat**

A motion was made by Zarn, seconded by DeVos to introduce Resolution No. 2023-06, TRAVERSE GREEN SUBDIVISION NO. 2 – FINAL PLAT CITY OF SAINT PETER”. With all members voting aye, the RESOLUTION was passed and adopted.

#### **Reports**

**Capitol Lofts** – Baker reported that a foundation permit has been issued for the Capitol Loft apartments. The developers are hoping to start framing this month, once the building, mechanical and plumbing permits has been approved.

**Fire Department** – Baker stated that the construction of the fire hall is on track to open in July, 2023.

**Temporary Stop Lights (south end of town)** – Baker indicated that due to road construction on the south end of town, MNDOT has put up temporary stop lights to help control traffic.

**RFP (old fire station – 227 Mulberry)** – Baker informed the Commission that the City will be seeking RFP’s for the old fire station. Baker added that the highest bid may not necessarily be accepted, as the City will also look at the best use of the property.

**Roundabout (intersection of Old Minnesota Avenue and St. Julien)** – Baker stated that trees are being removed to prepare for construction of the roundabout.

#### **Adjournment**

With no further business, a motion was made by Zarn, seconded by Griffith to adjourn. All members voting aye, the meeting adjourned at 6:09 pm.