

**CITY OF SAINT PETER
OFFICIAL PROCEEDINGS – REGULAR MEETING
MINUTES OF THE PLANNING AND ZONING COMMISSION
September 7, 2023**

The September 7, 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 Ben Ranft were in attendance. Member absent was Scott Zarn and there is one vacancy. City staff present was Community Development Director Ben Baker. Visitors present were Don Wolfe, 41175 County Road 20 – St. Peter, and Lee and Jean Gansen, 40999 County Road 20 - St. Peter.

Approval of Agenda

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

Approval of Minutes

A motion was made by Griffith, seconded by Ranft to approve the minutes of the June 1, 2023 meeting. With all members voting aye, the minutes were approved as presented.

Public Hearings

Baker provided background on the future MNDOT Truck Station Development. He indicated that the City has been working with MNDOT and exploring different options in the area for a new Truck Station. He stated that MNDOT has determined that their preferred location for the Truck Station is a 13-acre site, located east of Klein Street and north of Mason Street in the North Industrial Park (NIP). Baker noted that MNDOT has already purchased 6.55-acres in Traverse Township, just north of the NIP.

Baker stated that negotiations between MNDOT and the City, were initiated for the terms of the Purchase Agreement for 6 ½ acres in the NIP, as well as the Development Agreement. He stated that the Development Agreement has been signed by MNDOT and the Purchase Agreement will be considered by the City Council at one of their September, 2023 meetings.

Baker indicated that as part of the Development Agreement, three (3) land use items need to be addressed in order to move forward with the project. These items include: 1) Approval of the vacation of Hubbard and Sibley Streets, 2) Approval of the North Industrial Park No. 2 Plat (Lot Combination) and 3) Approval of the Annexation of Parcel 12.105.0850 (6.55 acres) from Traverse Township.

Review a Street Vacation Petition for Hubbard Street & Sibley Street

Baker stated that 6 roads were platted in the NIP. He said although the roads were platted, Hubbard and Sibley Streets were never constructed.

Baker stated that in preparation for the future MNDOT truck station, MNDOT purchased 6.55 acres from Traverse Township and are in the process of purchasing 6 ½ acres of land within the NIP, from the City.

Baker indicated that in order for the MNDOT Truck Station Development Agreement to be signed, Hubbard and Sibley Streets need to be vacated.

Davis opened the Public Hearing at 5:35 pm

Don Wolfe, 41175 County Road 20, asked why MNDOT needs 13 acres to develop the site.

Ranft stated MNDOT is combining the LeSueur and St. Peter sites.

Davis closed the Public Hearing at 5:37 pm.

Review a Preliminary & Final Plat Titled North Industrial Park No. 2

Baker explained that in order to move forward with the Development Agreement, the 6.55 acres purchased by MNDOT, from the Township, and the 6 ½ acres purchased from the City, need to be combined by means of a registered land survey/plat.

Davis opened the Public Hearing at 5:39 pm.

With no public comment, Davis closed the Public Hearing at 5:39 pm.

Review a Request for Annexation of Parcel 12.105.0850 (6.5 acres) from Traverse Township to the City of Saint Peter and Zone the Property as I-1, Limited Industrial

Since the City services (water, sewer, road, electric) are required to properly develop a site, Baker stated that the 6.55 acres of Township property purchased by MNDOT, needed to be annexed into the City.

Baker added that the property should be zoned I-1 in order to accommodate the Truck Station and conform with the current zoning in the NIP. He stated the subject property is guided as future industrial.

Davis opened the Public Hearing at 5:41 pm.

Lee Gansen, 40999 County Road 20, asked how the abutting land owners would be affected in the future.

Baker explained that if an abutting property owner wants to develop their land, there may be future assessments.

Jean Gansen, 40999 County Road 20, asked if there is a plan to annex the row of houses abutting the west side of the NIP.

Baker stated that there are no planned projects at this time. He indicated that it would be up to the land owners whether or not they would want their property annexed.

J. Gansen also asked, if North Washington Avenue is connected to County Road 20 in the future, if the City will force abutting property owners to allow the road.

Baker stated that it would be up to the City Council. He added that there is a potential for assessments once the property is annexed into the City.

Davis closed the Public Hearing at 5:52 pm.

Consider Approval of a Petition to Vacate Hubbard Street & Sibley Street

A motion was made by Ranft, seconded by Griffith to introduce Resolution No. 2023-9 entitled, "A RESOLUTION VACATING HUBBARD STREET AND SIBLEY PETITION OF A MAJORITY OF ABUTTING LANDOWNERS". With all members voting aye, the Resolution was passed and adopted.

Consider Approval of North Industrial Park No. 2 – Preliminary Plat

A motion as made by DeVos, seconded by Ranft to introduce Resolution No. 2023-10 entitled, "NORTH INDUSTRIAL PARK SUBDIVISION NO. 2 – PRELIMINARY PLAT CITY OF SAINT PETER". With all members voting aye, the Resolution was passed and adopted.

Consider Approval of North Industrial Park No. 2. – Final Plat

A motion as made by Griffith, seconded by DeVos to introduce Resolution No. 2023-11 entitled, "NORTH INDUSTRIAL PARK SUBDIVISION NO. 2 – FINAL PLAT CITY OF SAINT PETER". With all members voting aye, the Resolution was passed and adopted.

Consider Approval of a Request for Annexation of Parcel 12.105.0850 (6.55 acres) from Traverse Township to the City of Saint Peter and Zone the Property as I-1, Limited Industrial

A motion was made by Ranft, seconded by DeVos to introduce Ordinance No-01 entitled, "AN ORDINANCE OF THE CITY OF SAINT PETER, MINNESOTA ANNEXING LAND LOCATED INT TRAVERSE TOWNSHIP, NICOLLET COUNTY, MINNESOTA PURSUANT TO MINNESOTA STATUTES § 414.033 SUBDIVISION 2(3), PERMITTING ANNEXATION BY ORDINANCE". With all members voting aye, the Ordinance was passed and adopted.

Reports

DeVos requested that the Future Land Use map needs an updated base layer.

2023 Southern Minnesota Active Transportation Summit - Plotz announced that the 2023 Southern Minnesota Active Transportation Summit will be held on Friday, September 29, 2023 at the Service Cooperative in North Mankato and Saturday, September 30, 2023 at 1 Civic Center Plaza in Mankato. On Friday the event will take place from 9 am – 4 pm and Saturday's event from 9 am to noon.

Adjournment

With no further business, a motion was made by Ranft, seconded by DeVos to adjourn. All members voting aye, the meeting adjourned at 6:02 pm.