



Planning & Zoning Commission Minutes

Thursday, Sept 14, 2017 - 7 p.m.

Commission Members:

Steve McNamara (Chair), Doug Gillard, Orest Zasadney, Mark Johnson, Beau Hanenberger, Carl Krause

<i>Agenda/Topic</i>	<i>Discussion Details</i>	<i>Recommendations / Comments</i>
Call to Order	Time: 7:02	
Roll Call	McNamara, Gillard, Johnson, Hanenberger, Krause	
Approve Agenda		1 st Gillard 2 nd Hanenberger All in Favor
Approve Minutes		1 st Johnson 2 nd Gillard All in Favor
Add Public Forum to the agenda for P & Z meetings	Discussed the pros and cons. P & Z decided the best time for public input would be at the end of the meeting. This allows residents to hear the topics and if they have any questions, they can ask them at the end of the meeting.	1 st by Gillard – Add Public Forum to P & Z at the end of the meeting. 2 nd Krause 4 Yea and 1 Nay (Hanenberger)
<p>Cold Storage Review updated site plans and email from Brian Kelly – attachment.</p> <p>Gary Smith from RAEDI will attend representing the cold storage broker.</p>	<p>Gary Smith comments on Option 1 The land for Option 1 (west) is not sold. It is “On Hold”. The company wants to be a good neighbor. They would develop some of the land as residential. They are looking at their options. If this option does not work, they will look at other options. The company has looked at the entire Rochester area. The cost for Rochester is too high. They would prefer the west side but understand there are concerns with the neighbors and the county. They are open to hear what people have to say. The reason they like the west option is because there is more acres. It allows them to do more down the road. This would give more taxes to Oronoco to help pay for sewer, etc. Future projects would most likely be warehouses vs. employees. There would be semi-trucks but not that often. These buildings would be located right off Hwy 12. There would be proper buffer between residential and commercial.</p> <p>Gary Smith comments on Option 2 This site is already commercial and the gas station is right there.</p> <p>Steve McNamara stated the concerns from Olmsted Co.</p> <p>1. 3rd Avenue is currently a car vehicle street. The county does not promote combining car and</p>	

	<p>truck traffic on the same street.</p> <ol style="list-style-type: none"> 2. Exit or entrance will not be allowed directly to Highway 12 (100 St NW). 3. 3rd Avenue would need to be widened and turn lanes added. 4. The proposed land is targeted by Olmsted County future land development plan as residential. <p>Gary stated Brian Kelly will be contacting the county regarding this concerns.</p> <p>Committee thanked Gary for attending.</p>	
<p>Noble RV Review updated site plans</p>	<p>Reviewed site plans. Hanenberger pointed out the Landscaping map does not match the water shed maps.</p>	
<p>Utility easement vacation Cedar Woodlands Lots 2 & 3 Block 1 Discussion only – attachment. Public Hearing is scheduled for CC meeting.</p>	<p>Reviewed.</p>	
<p>Update ordinance 603.33 OACC (Architectural Guidelines in Commercial Areas)</p> <p>P & Z will address the 603.33 ordinance by addressing each zone. P & Z will start with zone B2.</p> <p>Then B3 M1 and so on....</p>	<p>Table until next P & Z. Need more time to review.</p>	
<p>Public Forum</p>	<p>Brian Witeli – 585 Sunny View LN SW Is the land proposed officially sold? Or is it just due diligence? I am in commercial property myself. They normally do not put up a sold sign until it is finalized. That is my concern. Is it officially sold? Gary Smith – They signed a contract to do due diligence for Option 1 (west side). On Hold status pending due diligence.</p> <p>Marie Reisdorfer – 390 Sunny View LN SW Our house is the corner house on the west side. We would be directly impacted if it went there. We have two little kids, one on the way. A few little shrubs is not going to block the noise, the smell, the sound. Again thinking of little shrubs, we have a 2 story house and we are going to see all that. When we built and bought this house for our family it was residents only. A spot we envisioned would be good to raise a family. This would not be conducive to raise a family. The traffic is going to be a problem trying to drive kids to and from school activities. There will be school buses driving by this facility and it would be tragic for anything to</p>	

	<p>happen to kids or anyone. Is this going to direct affect our house value and property value. The question you need to ask is if you lived in this area would want a cold storage facility to be built. I really do not know why this is even up for debate. I think there will be concern from the neighborhood. A little bit of shrubbery and widening the road will not help that neighborhood. And that is what that area is really about.</p> <p>Paul Hanson – 490 Sunny View LN SW I am concerned about safety. On one of the maps I saw there may be 60 to 90 trucks of traffic each day potential. Depending on what size they are you throw that into the sign line for traffic and I think you have a recipe for disaster coming at you. I think safety is a concern and the aesthetics of the building. There is other property available. I do not want commercial property behind mine. If you start commercial property, the entire strip will become commercial.</p> <p>It does make sense to our neighborhood. I do know why they would want to build it there based on what everyone is saying. If they do not want to argue or have a fight with people, then it is pretty clear what should be done. Obviously, you can see the number of people that turned out just for an information meeting. The more of these that go by, the more people will come.</p> <p>Andrew Wilhorn – 465 Sunny View LN SW You brought up the 3rd Ave. issue. We had 3rd Ave broken down by the previous project. We had to reroute to get around that. If we have two different options in Oronoco and one is already in the city that is designated for commercial property. Why choose a township property that is designated for residential use.</p>	
<p>Motion to Adjourn</p>	<p>Time:7:50</p>	<p>1st Gillard 2nd Hanenberger All in Favor</p>