

**APPROVED**

**CITY OF STARBUCK, MINNESOTA**

**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING**

**Tuesday, October 3, 2017**

The City of Starbuck Regular Planning & Zoning Commission Meeting was held on Tuesday, October 3, 2017 at 9:00 am at the Starbuck Community Center located at 307 E 5th Street in Starbuck, MN.

Meeting called to order by Chairman Gunderson. Roll call. Present: Dave Gunderson, Jill Hansen, Bon Rasche, Michelle Knutson, Chris Taffe, Council liaison, Mayor Gary Swenson, and City Clerk Andrew Langholz. Absent: none. Quorum is present.

**CONSENT AGENDA**

- **Motion - Knutson: Approve the agenda as presented. Second - Taffe. Motion carried.**
- **Motion - Taffe: Approve minutes from the September meeting. Second - Hansen. Motion carried.**

**ANYONE BEFORE THE COUNCIL**

Chair Gunderson asked Kenneth Armstrong to explain his plans for his property at 405 E 7th Street. Mr. Armstrong said that he would like to sell cars that from his property and avoid sales tax. He would repair and sell used cars and have between 4-8 cars on his lot at any given time. One or two cars would be near Hwy 29, the remaining cars would be placed by his garage towards the rear of the property. He also said that he cannot apply for a dealer's license without first solidifying a location to sell cars.

Clerk Langholz stated that the property is currently in a Mixed Use District which is comprised of R1, R2, and BD. This parcel specifically would most closely align itself with the R1 designation, which is single family residential. He said that a conditional use permit would not apply for the proposed type of use and the only way to allow the proposed use would be to rezone the property to Highway Business (HB).

The Commission discussed the matter of rezoning the parcel to be HB, but ultimately decided that use wasn't appropriate for the location.

- **Motion - Gunderson: Recommend the denial of rezoning 405 E 7th Street to HB, as the property and surrounding area isn't conducive to the type of business that had been proposed. Second - Hansen. Motion carried.**

## **OLD BUSINESS**

Mr. Langholz said that the first design team meeting for the Starbuck 2020 Road Project had occurred and that the second meeting would be held on Thursday, October 5, 2017 at 6:00 pm at City Hall.

## **NEW BUSINESS**

Mr. Langholz provided the Commission with an outline of the changes that were discussed from the previous meeting regarding an update to Ordinance 155: Zoning Regulations. Mr. Langholz said that he has reviewed zoning ordinances from other cities and had come to the conclusion that Starbuck's ordinance is easy to read and thorough. Overall, Mr. Langholz didn't think there needed to be sweeping changes to the ordinance, rather minor adjustments need to be made. He said that it would be unlikely that the Commission would be able to update the entire ordinance over winter by picking adjusting bits and pieces of the ordinance at each meeting. Instead, Mr. Langholz suggested that he revise sections of the ordinance at a time and present each section to the Commission at each meeting. The Commission agreed to that approach.

## **REPORTS & ANNOUNCEMENTS**

- **Motion - Taffe: Approve building permits 2017-43, 48-51, 53-55. Second - Knutson. Motion carried.**

## **ADJOURN**

- **Motion - Knutson: Adjourn the meeting at 10:14. Second - Hansen. Motion carried.**

Respectfully Submitted,

Andrew Langholz  
City Clerk