

CITY OF
Starbuck
PLANNING COMMISSION
REGULAR MEETING ON TUESDAY, AUGUST 6, 2024
9:00 A.M.

Chair: Michelle Knutson
Vice-Chair: Brett Bowser
Commissioners: Bonnie Rasche
Tom Asmus
Cody Blevins

Deputy City Clerk: Tiffany Holten
Council Liaison: Gary Swenson
City Clerk/Treasurer: Joan Kerkvliet

Minutes – *Approved 9/03/2024*

○ **ORGANIZATIONAL BUSINESS**

- Call to Order - Roll Call – Meeting Called to Order at 9:00 AM by Chair Knutson. All Present.
- Approve the Agenda – Motion to Approve the Agenda – **Motion by Brett, Second by Asmus. Motion Carried 5-0.**
- Approve of Minutes from previous meeting:
 - Regular Meeting – July 2nd, 2024
 - Motion to Approve the Minutes. **Motion by Bowser, Second by Asmus. Motion carried 5-0.**

ANYONE WITH BUSINESS BEFORE THE BOARD

- ~~Darin Peterson – First Item under New Business~~
- Vern Mohrman – Second Item Under New Business
- Mathias Briard – Third Item Under New Business

○ **OLD BUSINESS**

○ **NEW BUSINESS**

- Discuss Commercial Business/Apartment Proposal – 113 W 6th St (PID # 27-0301-000)
 - Darin Peterson is considering purchasing the old Cement Products/Star Lanes property from his in-laws with interest in renovating the old Starbuck Cement Products office and former Neon Cactus business building into apartments. The portion of the Star Lanes bowling alley that is still standing now serves storage rental units, and Mr. Peterson intends to continue operating that as a separate business. Unfortunately, Mr. Peterson was unable to attend the meeting but submitted a letter to the Commission requesting their input on this request. This one level building is located within the business district. Per the Zoning Regulations (Chapter 155, Section 1.16 Subd. 2, (A1)) single family dwellings are allowed on the second floor with a store front or behind the building with a store front. Multiple dwellings and apartment buildings are allowed the Business District per Business Regulations – Chapter 155, Section 1.16 Subd. 2, (A2). Mr. Peterson intends to adhere to the MN Building Code with the renovation in his efforts to provide more housing to Starbuck. After a brief discussion, the Commission asked Deputy Clerk Holten to invite Mr. Peterson to the September meeting to field questions and provide more details on his plans. **Discussion tabled; no decisions were made.**

- Review Plans to Build an 18' x 30' Detached Garage – 306 E 6th St (PID # 27-0264-000)
 - Vern Mohrman, Property Owner, spoke before the commission to express his interest in building a detached 18' by 30' garage north of his 18' by 30' home located at 306 E 6th St. This new garage would result in 18% lot coverage by buildings on his 40' by 150' (5,969 sq ft) property, which is under the 30% maximum lot coverage per the residential districts requirements (Chapter 155 Sec 1.13, Subd. 2 (D3)). Mr. Mohrman brought a set of plans with him for the Commission to review and was wondering if he would be allowed to build the proposed shed given the narrow lot size. The Commission agreed that it would be reasonable to allow Mr. Mohrman to place a shed on the property as long as it was directly north of the home and was not positioned any closer than to the side yard property lines as the primary home. They encouraged Mr. Mohrman to apply for a building permit and to stake out the property for further review when he was prepared to do so.

- Discuss Plans to Re-build Starbuck Locker after Fire– 117 E 5th St (PID # 27-0362-600)
 - Mathias Briard, Owner/Operator of the Starbuck Locker, located at 117 E 5th St spoke before the Commission to present his preliminary plans to rebuild the Starbuck Locker. A devastating fire on July 6th, 2024, consumed nearly half of the building leaving the western half still standing. Mr. Briard informed the Commission that the Fire Marshall ruled it a total loss, so he plans to tear down the building that remains and to rebuild a bigger structure. The issue that remains is that it appears that a portion of the original building was built over 33 ft of Platted Dedicated ROW that abuts the southern property line of PID# 27-0362-600. If Mr. Briard was to build in the exact footprint of the original structure, he would be technically building on a dedicated right-of-way located on Lots 4,5 & 6 of Block 59 of the Original 1883 Starbuck Plat. Mr. Briard plans to “square” up the building, so the building would be slightly larger than the original building and asked the Commission if the City would consider selling him the portion of the Dedicated ROW on Lots 4,5 & 6 of Block 59 as well as a portion to the City-owned abandoned railroad bed directly south of that (PID# 27-0685-000) to conform his property lines to Depot Lane. The Commission asked Mr. Briard to hire a licensed surveyor and to submit full Building Plans along with a Proposal that includes the Certificate of Survey to the City for further review. Mr. Briard stated that he would like to re-build as soon as his Insurance Company and the City gives him necessary approval, so he will do what he can to remain progressive. Deputy Clerk Holten stated that public hearings are required for street/alleyway vacation requests, so the Commission encouraged Mr. Briard to submit more definitive plans to the City by the September 3rd Meeting for further discussion. The Commission supports the vacation of the Dedicated ROW as the original building was built in 1915 (Starbuck Creamery), but there needs to be further discussion on this as Mr. Briard wishes to purchase additional city-owned property on parcel # 27-0685-000.

- Motion to Make a Recommendation to the City Council to Vacate the 33ft by 200 ft Dedicated-ROW on Lots 3, 4,5 & 6 of Block 59 With Applicable Utility Easements, with Further Discussion to Resume at Later Meeting. **Motion by Bowser, Second by Blevins. Motion carried 5-0.**

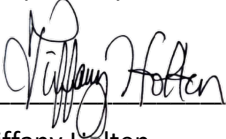
- **REPORTS & ANNOUNCEMENTS**

- Approve Building Permits – (Permits # ST-24-24 through ST-24-32)
 - Motion to Approve the Building Permits. **Motion by Rasche, Second by Asmus. Motion carried 5.0**

- **NEXT MEETING DATE: Tuesday, September 3rd, 2024**

- **ADJOURNMENT – Meeting Adjourned at 9:58 AM. Motion by Michelle, Second by Blevins. Motion carried 5-0.**

Respectfully submitted,



Tiffany Holten

Deputy City Clerk