



PLANNING & ZONING COMMISSION

July 16, 2024 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Corey Kolquist; Valerie Ouellette; Beth Wentzlaff; John Stauber; and Kevin Hagen

Members Absent: Joe Peterson; Matthew Fournier; and John Geissler

Others Present: Trish Crego, Utility & Infrastructure Director; George Winkler, 5330 Maple Grove Rd.; Roger Amborn, 5337 Sunnyview Rd.; and Peter Walkowiak, Sunnyview Rd.

2. APPROVAL OF AGENDA

Motion made by Valerie Ouellette to approve the July 16, 2024 agenda as presented. Seconded by John Stauber. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Kevin Hagen to approve the June 18, 2024 minutes as presented. Seconded by John Stauber. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

- 5A. An application by Clear Vision Builders LLC for a Special Use Permit for the construction of a two-family home located at 380x Stebner Road. The property is located in an R-3 zoning district.

Trish Crego, Utility & Infrastructure Director spoke to the commission members regarding the application by Applicant, Clear Vision Builders LLC, for a Special Use Permit.

The Applicant (Clear Vision Builders LLC) has an option to purchase the subject property in the Stebner Woods subdivision. This original property had been subdivided from the Bethany Cemetery property in 2022 with 8 lots being platted for residential development. The original property was rezoned from P, Public to R-3, Residential.

The Applicant is seeking to construct a two-family home (twinhome) on the property. The property is approximately 2.43 acres in size and consists of a large wetland on the south portion of the property and upland area in the northern quarter of the property.

There were no members of the public who spoke regarding the application.

Motion made by Valerie Ouellette to approve the application by Clear Vision Builders, LLC for a Special Use Permit for the construction of a two-family home located at 380x Stebner Rd. Seconded by Beth Wentzlaff. Motion carried 5 to 0.

- 5B. An application by Peter Walkowiak. for a rezoning of parcels 395-0140-00065 and 395-0140-00070 (53xx Sunnyview Road) from P, Public to R-3, Residential zoning district.

According to Trish, City staff has received a request from the current property owner/applicant (Peter Walkowiak) to rezone two parcels along Sunnyview Road from P, Public to R-3, Residential. The applicant inherited the property in 2021 from Jowan Brand, the previous owner, who had maintained a pet cemetery on the parcels since the 1960's through the early 2000's.

There were three members of the public who spoke to the former use of the property as a pet cemetery.

Motion made by Valerie Ouellette to approve the application by Peter Walkowiak. for a rezoning of parcels 395-0140-00065 and 395-0140-00070 (53xx Sunnyview Road) from P, Public to R-3, Residential zoning district. Seconded by John Stauber. Motion carried 5 to 0.

6. CONTINUING BUSINESS

None

7. NEW BUSINESS

None

8. COMMUNICATIONS

None

9. COMMISSION MEMBER REPORTS

Joe Peterson – Absent

Corey Kolquist – None

Valerie Ouellette – None

Beth Wentzlaff – None

Kevin Hagen – None

Matthew Fournier – Absent

John Stauber – None

John Geissler – Absent

ADJOURN

Motion made by Beth Wentzlaff to adjourn the meeting. Seconded by Kevin Hagen. Meeting adjourned at 7:26 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant

