

Meeting Minutes
New Prague Planning Commission
Wednesday, June 26, 2019

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Chair Bob Gilman with the following members present: Paul Tupy, Michael Uttenhove and Shawn Ryan. Absent was Dan Meyer (arrived at 6:45 p.m.).

City Staff Present: Ken Ondich – Planning / Community Development Director

2. Introduce New Member: Michael Uttenhove

Michael Uttenhove was introduced as the new member to the Planning Commission.

3. Elect Chair and Vice Chair for 2019 / 2020

It was moved by Ryan, seconded by Tupy to elect Gilman as Chair for 2019 / 2020. Motion carried (4-0).

It was moved by Ryan, seconded by Tupy to elect Meyer as Vice Chair for 2019 / 2020. Motion carried (4-0).

4. Approval May 22, 2019 Regular Meeting Minutes

It was moved by Tupy, seconded by Ryan, to approve the May 22, 2019 regular meeting minutes as submitted. Motion carried (4-0).

5. Old Business

A. None.

6. New Business

- A. Request Rezoning Properties from an Interim RL-90 Single Family Residential Zoning District to B-2 Community Commercial in the Plat of Mahowalds and Belzer Additions
City of New Prague, applicant**

Planning Director Ondich presented the staff report. He stated that since early 2019 city staff has been working on various land use applications for the Belzer properties including, but not limited to platting and annexation. He stated that the annexation was

recently approved and that the City's Ordinance states that upon annexation, all properties are zoned RL-90 Single Family Residential until permanent zoning is established. He stated that the Comprehensive Plan identifies the property as being zoned B-2 Community Commercial. He stated that staff recommends approval of the rezoning with the findings listed in the staff report.

The public hearing was opened at 6:39PM.

Mike Belzer, applicant, stated that he didn't have any new comments, but wanted to reiterate a point he made at a previous public hearing that he wanted to protect their direct access to the highway that MnDOT had mentioned could be removed in the future.

Planning Director Ondich stated that no changes are proposed at this time and that with the property being annexed the City would have a role in the discussions moving forward.

The public hearing as closed at 6:41PM.

A motion was made by Tupy, seconded by Uttenhove to recommend that the City Council rezone the described properties from RL-90 Single Family Residential to B-2 Community Commercial, with the following findings:

1. Rezoning from the RL-90 Single Family Zoning District to the B-2 Community Commercial Zoning District will meet the intent of the Zoning Ordinance that requires recently annexed property to have a permanent zoning district established rather than the interim zoning of RL-90 Single Family Residential.
2. Rezoning from the RL-90 Single Family Zoning District to the B-2 Community Commercial Zoning District will conform to the City's Comprehensive Plan.

Motion carried (4-0).

7. Miscellaneous

The following miscellaneous items were reviewed as information only:

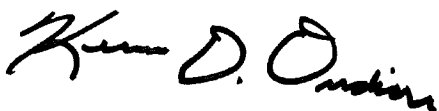
- A. Monthly Business Update – Planning Director Ondich provided the Monthly Business update to the Planning Commission that had been provided to the EDA earlier in the month.
- B. Coborns Addition – Commissioner Ryan asked if the Plans for the Coborns addition could be e-mailed to the Planning Commission as information. Planning Director Ondich stated that he would e-mail the plans.
- C. Hope House – Commissioner Ryan asked about Hope House moving to Holy Trinity Lutheran Church. Planning Director Ondich stated that staff had discussed the move with the City Attorney and were advised that a conditional use permit could not be required for such use in a church facility and that there was a lawsuit in St. Paul regarding transitional housing that also could come into play. Commissioner Ryan

stated that he had been asked by residents about what was going on with the program and wanted to make sure the program didn't try to put too many people in church at one time and also asked about shower facilities. Planning Director Ondich stated that building code still applied and that he would forward additional information to the Planning Commission regarding discussions that had occurred with the Program Volunteers as well as a site visit that was made that identified that some additional exist signage was needed before they could have anyone stay overnight.

8. Adjournment

A motion was made by Meyer, seconded by Ryan, to adjourn the meeting at 6:57 p.m. Motion carried (5-0).

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth D. Ondich". The signature is written in a cursive style with a large, stylized "K" and "O".

Kenneth D. Ondich
Planning / Community Development Director