

Meeting Minutes
New Prague Planning Commission
Wednesday, June 24, 2015

1. Call Meeting to Order

The meeting was called to order at 6:33 p.m. by Planning Commission Vice Jay Nuhring with the following members present: Dan Meyer and Matt Goldade. Absent were Mark Bartusek and Bob Gilman (arrived at 6:34 p.m.).

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

2. Introduce New Planning Commissioner Matthew Goldade

New Planning Commissioner Matthew Goldade was introduced to the Planning Commission.

3. Elect Chair and Vice Chair for 2015/2016

A motion was made by Gilman, seconded by Meyer to elect Jay Nuhring as Chair for 2015/2016. Motion carried (4-0).

A motion was made by Nuhring, seconded by Gilman to elect Bob Gilman as Vice Chair for 2015/2016. Motion carried (4-0).

4. Approval of May 27, 2015 Regular Meeting Minutes

It was moved by Gilman, seconded by Meyer, to approve the May 27, 2015 regular meeting minutes as submitted. Motion carried (4-0).

5. Old Business

A. None.

6. New Business

**A. Request for Rezoning #R2-2015 – Industrial Park Phase 2
City of New Prague, applicant**

Planning Director Ondich stated that on April 15, 2015 the City of New Prague EDA purchased the 23.52 acre parcel of land immediately north of 6th Street NW to be developed as Phase 2 of the City's Industrial Park. He stated that upon purchase the annexation of the property was initiated. He stated that the annexation was approved by the State of Minnesota on June 1, 2015 and that when the annexation occurred the Zoning

Ordinance states that land is automatically zoned RL-90 Single Family until permanent zoning is established. He stated that the area has previously been guided as I-1 Light Industrial Zoning in the City's Comprehensive Plan. He stated that a public hearing is required for the rezoning request and that the preliminary plat for the property would be reviewed by the Planning Commission at the July 22nd meeting. He stated that staff recommends that the Planning Commission recommend to the City Council the rezoning of the future industrial park development from RL-90 Single Family Residential to I-1 Light Industrial with the findings listed in the staff report.

The public hearing was opened at 6:44 p.m.

Shane McFadden, 1113 Whisper Street NW, stated that he didn't have an agenda tonight but wanted to listen. He asked if buyers were lined up or what type of businesses would be located in the industrial park.

Planning Director Ondich stated that no buyers were lined up at this point and that heavy industry is not allowed in the area or any obnoxious type of industry. He stated that the type of companies that would locate there might be similar to some of the pump companies located there that do repair and light manufacturing or even a bus garage if the school district needs a new location. He stated that it would not be noisy or smelly businesses. He stated that the EDA might discuss covenants for the development and they certainly do not want the industrial park to be a hindrance to further development of the residential area to the west.

The public hearing was closed at 6:47 p.m.

Chair Nuhring asked if there was a plan for the land north of the 23 acre parcel.

Planning Director Ondich stated that there was a concept plan developed back in 2011 and proceeded to show the Planning Commission the concept layout of the entire 100 plus acre area.

A motion was made by Gilman, seconded by Goldade to recommend that the City Council rezone the described property from RL-90 Single Family Residential to I-1 Light Industrial with the following findings supporting the rezoning request:

1. The only reason the property needs rezoning is because Zoning Ordinance Section 601(1) automatically zones property annexed to the City as RL-90 Single Family Residential.
2. Rezoning from RL-90 Single Family Residential to I-1 Light Industrial will conform to the City's Comprehensive Plan.
3. The Rezoning will allow the property to be developed as an expansion of the City's Industrial Park as identified in the City's Comprehensive Plan.

Motion carried (4-0).

7. Miscellaneous

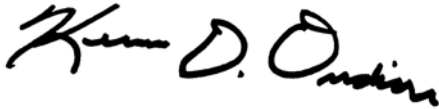
The following miscellaneous items were reviewed as information only:

- A. Update on Industrial Park – Planning Director Ondich provided an update on the Industrial Park by stating that the Preliminary Plat would be reviewed by the Planning Commission at the July 22nd Planning Commission meeting.
- B. 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.

8. Adjournment

A motion was made by Gilman, seconded by Meyer to adjourn the meeting at 6:53 p.m. Motion carried (4-0).

Respectfully submitted,

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

Kenneth D. Ondich
Planning Director