

MINUTES
REGULAR MEETING - MONTICELLO PLANNING COMMISSION
Tuesday, July 5, 2022 - 6:00 p.m.
Mississippi Room, Monticello Community Center

Commissioners: Paul Konsor, Andrew Tapper, Alison Zimpfer, Eric Hagen and Teri Lehner
Council Liaison: Charlotte Gabler
Staff: Angela Schumann, Steve Grittman (NAC), Hayden Stensgard, and Ron Hackenmueller

1. General Business

A. Call to Order

Planning Commission Chair Paul Konsor called the regular meeting of the Monticello Planning Commission to order at 6:02 p.m.

B. Consideration of election of Planning Commission officers

Community Development Director Angela Schumann provided an update and recap on the election of Planning Commission officers that occurred at the regular meeting on June 7, 2022. Paul Konsor was reelected as Planning Commission Chair and Andrew Tapper was reelected as Planning Commission Vice-Chair.

C. Consideration of approving minutes

a. Joint Meeting Minutes – June 7, 2022

ANDREW TAPPER MOVED TO APPROVE THE JOINT MEETING MINUTES FROM JUNE 7, 2022. ALISON ZIMPFER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

b. Regular Meeting Minutes – June 7, 2022

ANDREW TAPPER MOVED TO APPROVE THE REGULAR MEETING MINUTES FROM JUNE 7, 2022. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

D. Citizen Comments

None

E. Consideration of adding items to the agenda

None

F. Consideration to approve agenda

ANDREW TAPPER MOVED TO APPROVE THE JULY 5, 2022 REGULAR MEETING AGENDA. PAUL KONSOR SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

2. Public Hearings

A. Consideration of a Request for an Amendment to the Zoning Ordinance to Allow Temporary Storage Boxes as an Accessory Use in the Affordable Storage and StorageLink Monticello PUD Districts.

Applicant: City of Monticello

Ms. Schumann provided an overview of the agenda item to the Planning

Commission and the public and noted that staff has not yet been able to conduct the further research requested at the prior Planning Commission regular meeting where action on this item was tabled. To be able to conduct the requested research, staff recommended tabling this item once more to a future meeting.

ERIC HAGEN MOVED TO TABLE ACTION ON RESOLUTION NO. PC-2022-041 TO A FUTURE MEETING OF THE PLANNING COMMISSION. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

B. Continued - Consideration of a Request for an Amendment to the Monticello Zoning Ordinance for Retail Service Uses Including but Not Limited to Definition, Zoning Districts and Standards

Applicant: City of Monticello

Ms. Schumann provided an overview of the agenda item to the Planning Commission and the public. When the Pointes at Cedar Planned Development District was adopted it included the Retail Services use definition within the ordinance. Adopting this use in the Zoning Ordinance will provide distinction between general retail commercial use and a retail use that includes a service component. The Retail Services definition is directly related to a transaction of goods or service between a buyer and a seller.

Council liaison Gabler inquired as to the impact of the ordinance on The Pointes district itself, including existing permitted uses.

Chairperson Paul Konsor opened the public hearing portion of the agenda item.

Mr. Konsor closed the public hearing portion of the agenda item.

PAUL KONSOR MOVED TO ADOPT RESOLUTION NO. PC-2022-035, RECOMMENDING APPROVAL OF ORDINANCE NO. ____, BASED ON THE FINDINGS IN SAID RESOLUTION. TERI LEHNER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

3. Regular Agenda

A. 2022 Building Department Update

Chief Building Official Ron Hackenmueller gave a presentation providing an update on the City of Monticello Building Department. That presentation is included in the agenda on the City's website.

B. Consideration of Community Development Director's Report

Ms. Schumann provided an overview of the agenda item to the Planning Commission and the public.

4. Added Items

None

5. Adjournment

ANDREW TAPPER MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO PLANNING COMMISSION. ALISON ZIMPFER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0. MEETING ADJOURNED AT 6:55 P.M.

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