

MINUTES
REGULAR MEETING - MONTICELLO PLANNING COMMISSION
Tuesday, October 4, 2022 - 6:00 p.m.
Mississippi Room, Monticello Community Center

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

1. General Business

A. Call to Order

Chairperson Paul Konsor called the regular meeting of the Monticello Planning Commission to order at 6:00 p.m.

B. Consideration of approving minutes

a. Regular Meeting Minutes—September 6, 2022

TERI LEHNER MOVED TO APPROVE THE REGULAR MEETING MINUTES FROM SEPTEMBER 6, 2022. PAUL KONSOR SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 4-0.

b. Special Meeting Minutes—September 20, 2022

ANDREW TAPPER MOVED TO APPROVE THE SPECIAL MEETING MINUTES FROM SEPTEMBER 20, 2022. PAUL KONSOR SECONDED THE MOTION. MOTION APPROVED UNANIMOUSLY, 4-0.

C. Citizen Comments

None

D. Consideration of adding items to the agenda

Chairperson Paul Konsor added an item to the regular agenda, 3B, regarding the current vacant position on the Planning Commission.

E. Consideration to approve agenda

PAUL KONSOR MOVED TO APPROVE THE OCTOBER 4, 2022 REGULAR MEETING AGENDA WITH THE ADDED ITEM TO THE REGULAR AGENDA NOTED ABOVE. ANDREW TAPPER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 4-0.

2. Public Hearings

A. Consideration of an Amendment to the Monticello Zoning Ordinance Related to Industrial Zoning Districts

Applicant: City of Monticello

Community Development Director Angela Schumann provided an overview of the agenda item to the Planning Commission and the public. The amendments proposed in this agenda item are a piece of an overall transition plan addressing changes at the Monticello Nuclear Generating Plant. The relationship of the two stems from the need for the remaining industrial land within the City of Monticello to be utilized for economic development uses which support replacing tax base and employment that the generating plant currently accounts

for in Monticello. These amendments are an effort to maximize employment and tax base capabilities of the limited available industrial land within Monticello.

Ms. Schumann noted that the Monticello Industrial & Economic Development Committee (IEDC) had the opportunity to review the amendments of discussion at their regular meeting on September 27, 2022. Questions were raised regarding building materials and certain uses. That discussion was included in the agenda packet for the Planning Commissioners to review. No amendments or changes were requested by the IEDC.

City Planner Steve Grittmann walked the Planning Commission and the public through the proposed ordinance amendments. These proposed amendments can be viewed within the Planning Commission agenda on the City of Monticello website.

Councilmember Charlotte Gabler asked if the proposed changes to the Towing & Wrecker Service use would apply to a vehicle dealership that also does this. Mr. Grittmann clarified that it would not apply as that would be an accessory use on a dealership site.

Mr. Konsor asked what prompt these proposed amendments. Mr. Grittmann said that some of the proposed amendments have accumulated over time from experiences with industrial developers seeking clarification on specific items related to site design. Others stemmed from discussion had at Planning Commission and City Council meetings and noting clarifying pieces that had continued to arise when reviewing industrial developments.

Mr. Hagen said that it is important to maintain relevant code language related Monticello's current state, and at the moment it is preparing for the replacement of the nuclear generating plant's tax base.

Mr. Konsor asked if the amendments proposed have the potential to negatively affect industrial development in Monticello by increasing the requirements of the development and performance standards. Ms. Gabler noted that developers can still ask for flexibilities in this area by way of Planned Unit Development. If the standards set by this proposed amendment are too difficult to accomplish, the Planned Unit Development route can accommodate.

Mr. Hagen believed that the amendments proposed provide a good balance to allow economically sustainable uses, while at the same time, developing high quality sites.

Ms. Schumann added that the proposed amendments are not mainly for aesthetic purposes. They are intended to maximize the use of available industrial land within the current city limits. In addition, the development of new industrial land in Monticello requires the extension and maintenance of costly

municipal services and transportation networks. With these proposed amendments, the cost to extend utilities are accompanied by a use that produces strong economic return.

Mr. Tapper asked why the Warehousing & Distribution use is connected with Truck & Freight Terminal. Mr. Gritman explained that the intention was to distinguish between those uses which are related more closely to freight distribution rather than warehousing of goods.

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

Hearing no comment, Mr. Konsor closed the public hearing portion of the agenda item.

TERI LEHNER MOVED TO ADOPT RESOLUTION PC-2022-48, RECOMMENDING APPROVAL OF THE AMENDMENTS TO THE MONTICELLO ZONING ORDINANCE RELATED TO INDUSTRIAL ZONING DISTRICTS AS PROPOSED. ANDREW TAPPER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 4-0.

B. Consideration of an Amendment to an Interim Use Permit for Extraction/Excavation Materials in a B-3 and B-4 Districts (Pointes at Cedar). Applicant: City of Monticello

Ms. Schumann informed the Planning Commission and the public that the agenda item was noticed for public hearing for an extension of the Interim Use Permit at this location. In preparing for the item, it was noted that a prior amendment had extended the IUP until December 31, 2024. Therefore, the item did not need action at his time.

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

Hearing no comment, Mr. Konsor closed the public hearing portion of the agenda item.

No action was taken on the item.

3. Regular Agenda

A. Consideration of Community Development Director's Report

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

Mr. Konsor asked for clarification on the Block 52 redevelopment process and if the list of items to be preserved for future use were provided to the City. Ms. Schumann confirmed that a list was included in the demolition permit and that the group doing the demolition have provided all items to the City.

B. Update on Planning Commission Position Vacancy

Mr. Konsor provided an update on the current open position on the Planning

Commission. Interviews were conducted at a special meeting held prior to the regular meeting on October 4, 2022. At the special meeting, a motion was made to provide a recommendation for a candidate to the City Council for final review and approval.

4. Added Items

None

5. Adjournment

ANDREW TAPPER MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO PLANNING COMMISSION. PAUL KONSOR SECONDED THE MOTION. MOTION CARRIED 4-0. MEETING ADJOURNED AT 7:14 P.M.

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