

Approved 04/19/2023

**Lanesboro Planning and Zoning Commission**  
**Regular Meeting**  
**Wednesday, March 15, 2023 6:00 p.m.**  
**Community Center Meeting Room and Zoom**

**Present:** Jeff Lepper, Randy Rakosnik, Jason Resseman, Tom Schramm, and Michael Seiler

**Absent:** None

**Visitors:** Bonita Underbakke, Andy Heimdahl, and Ruby Resseman

**Zoom Participants:** Karen Heimdahl and Ame Putman

**Public Hearing: Zoning Amendment Request for 190129020:** Member Resseman opened the hearing at 6:00 p.m. With no comments being shared the hearing was closed at 6:02 p.m.

**Regular Meeting:**

Member Resseamn called the Regular Meeting to order at 6:02 p.m.

- A. Public Comments:**No comments were shared.
- B. Agenda:** Member Lepper motioned to approve the agenda with the additions of Haugen and Sales Commision to New business. Member Seiler seconded the motion. Motion carried with all in favor.
- C. Consent Agenda:** Member Lepper motioned to approve the Consent Agenda as presented. Motion seconded by Member Rakosnik. Motion carried with all in favor.
  - 1. Minutes of the Regular Meeting, February 15, 2023
  - 2. McKinney - Reroof Cabins
  - 3. Dungan - Porch Replacement, Window and Siding Replacement

**New Business:**

- A. Haugen:** Administrator/Clerk Peterson shared an application for installation of a roof mounted PV system. The suggested plan meets the requirements for compliance with our ordinance. Member Resseman motioned to approve the permit application. Member Rakosnik seconded the motion. Motion carried with all in favor.
- B. Lanesboro Sales Commission:** Administrator/Clerk Peterson shared an application for a variance request to build within 10 feet of the rear property line. Member Resseman motioned to call for a public hearing for April 10, 2023. Member Rakosnik seconded the motion. Motion carried with all in favor.

**Continued Business:**

- A. June and July Meeting Schedule:** Member Lepper noted that he will not be in attendance at the June or July meeting due to a work scheduling conflict.
- B. Sylvan Brewing:** Members shared that all of their questions had been answered last month, and there were no further concerns. Member Resseman motioned to approve placement of the food truck on private property to remain in place through 12/31/2023. Should a renewal be needed, the discussion would need to be brought back to the Planning & Zoning Commission. Administrator/Clerk Peterson will draft a letter noting the authorization. Motion carried with all in favor.
- C. Zoning Amendment Request for 190129020:** A request to zone parcel 190129020 was reviewed. It was noted that this parcel was previously owned by the City of Lanesboro and housed the old Wastewater Treatment Facility. Therefore there was not a zoning district identified with the parcel. In review of the

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Comprehensive Plan, the future land use map showed this area as industrial. For this reason a request to zone the parcel as industrial seemed acceptable. Member Resseman motioned to approve the rezoning request and forward to the City Council. Member Lepper seconded the motion. Members then reviewed the findings of fact:

1. Does the property owner propose to use the property in a reasonable manner not permitted by an official control?

Yes. The intended use of the property is in line with the regulations within the industrial district. Due to the fact the property was previously owned by the City of Lanesboro, it was not included in the original Zoning District map approved by the City Council.

2. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?

Yes. The property was previously owned by the City of Lanesboro, and therefore was not included in the Zoning District map approved by the Lanesboro City Council. Additionally when reviewing the Future Land Use Map within the City's adopted Comprehensive Plan of 2020, this area is shown to be zoned industrial.

3. Will the variance, if granted, alter the essential character of the locality?

No. The zoning amendment, if granted, would be in agreement with the 2020 Comprehensive Plan for future land use of the area. Additionally, the property directly to the west is currently zoned industrial, as well as the property to the northwest of parcel 190129020. The parcel does not border any other district than Industrial, therefore the essential character of the locality would not be altered.

Motion carried with all in favor.

**Next Meeting: Wednesday, April 19, 2023 at 6:00 p.m.**

**Adjourn:** Member Resseman adjourned the meeting at 6:16 p.m.

Respectfully Submitted,  
Michele Peterson, MCMC  
City Administrator/Clerk