

**Planning and Zoning Commission
Meeting Minutes for Wednesday, February 19th, 2025**

Planning and Zoning Called to Order @ 6:43PM

Roll call: **Prioreschi, Anderson, Hernesmaa, Councilor Roose, Palcher.** *Staff Kochendorfer.*
Excused: **White, Burke**

(2-5) Approval of Minutes from January 15th, 2025.

Anderson Motion to approve the January 15th, 2025 Minutes/ Hernesmaa Second. Motion carried.

Additions or Deletions from Agenda

Requests to Appear

Reports

- a. Planning and Zoning Administrator – Kochendorfer updated the commission on the permanent Food truck proposal on Sheridan Street. The Department of Health (MDH) denied the permit application so nothing further is needed on our end at this time. We may want to explore our ordinance as it relates to food commissaries in the future.

Planning and zoning minutes and agendas will now be posted online under the “Government” tab.

- b. Projects Committee – Prioreschi reported that there wasn’t much to report. He is learning the process and procedures with the committee, and there are a lot of projects that the committee is involved with.
- c. Council – Roose mentioned that City council approved redevelopment money for one of our most recent CUP’s and subdivisions that PZ passed. From February 4th, the floodplain management ordinance that PZ worked on was brought forward.

New Business

Old Business:

- a. IUP Process Update
- b. Resort/Campground Definitions Ordinance Kochendorfer explained that this is a continuation from previous meetings. Included in the packet are more examples of ordinances from other cities and counties. The definition should be a working definition, and concise. The proposed language for **(Recreational/Public Camping area/ RV Park**” – An

Open-air recreation area where temporary, or moveable shelters, such as but not limited to; tents, and recreational vehicles and as defined per Minnesota Statute, Chapter 327.14; and are intended or used to provide short-term occupancy. No residency shall be assumed by anyone thereon except for the owner, its agents or employees and no mobile homes as defined by Minnesota Statute 327.31; may be placed on the property except that of the owner, its agents or employees; and then shall it only be permitted by Conditional Use if approved by the Board of Adjustments.” Public Campgrounds must be owned by a government entity, located on Federal, State, or Local lands; whereas Recreational Camping/RV Parks must be owned by private entities, on private lands. Recreational, and Public Camping areas/RV Parks are permitted in the zoning district set forth in Ordinance 376, 2nd Series Section 11.40 List of Permissible and Conditional Uses).

Prioreschi inquired about the definition of “short-term”, and what the length of time is. Kochendorfer indicated that by putting the actual length of time in the ordinance, this would be applicable to all proposals, and this may not be in the best interest of every property. Specifics can be covered in the CUP vs the definition. Roose agrees with leaving the length of time out of the definition, and association it with the CUP if necessary. Further discussion regarding if the renter could move multiple units on the property, of if the time length would cover the entire property. Anderson is reluctant to define time limits on other people’s property’s, especially with the change of seasons. The rental ordinance indicates short and long term, but not in chapter 11 zoning, and some federal lands limit length of stay at sites. Ely ordinance indicates 30 days or less as short-term, and more than 30 days is a long-term rental, under our rental license’s ordinance.

Anderson Motion to accept the ordinance as proposed/ Prioreschi Second. Motion carried without objection.

Resorts:

Roose read the resort definition: Subd. 47. **Resort** – “**Resort**” is a planned commercial development where the primary purpose it to provide lodging and/or recreational opportunities, and as defined in MN Statute 157.15. No residency shall be assumed by anyone thereon except for the owner, its agents or employees and no mobile homes as defined by Minnesota Statute 327.31; may be placed on the property except that of the owner, its agents or employees; and then shall it only be permitted by Conditional Use if approved by the Board of Adjustments.” Resorts are permitted in the zoning district set forth in Ordinance 376, 2nd Series Section 11.40 List of Permissible and Conditional Uses.

Anderson Motion to accept the ordinance as proposed/ Hernesmaa Second. Motion carried without objection.

- c. Update City Comprehensive Plan from 2016

Adjournment at 6:58 PM without objection.