

**Board of Adjustment Public Hearing  
Minutes For Wednesday, November 19<sup>th</sup>, 2025 for 900 E Miners Dr Rezoning**

1. **Called to Order at 5:00 PM by Chair Roose.**
2. **Roll Call: Hernesmaa, Councilor Roose, Heil (arrived at 5:09 PM), Palcher. Staff Kochendorfer.  
Excused: White**

3. **Additions or Deletions from Agenda**

4. **Public Hearing for the consideration of a Rezoning request for 900 E Miners Dr**

The rezoning public hearing procedure was read by chair Roose.

The Public hearing notice was read by Planning and Zoning Administrator Kochendorfer

5. **The applicant, (City of Ely) PZ Admin Kochendorfer explained the request**

Kochendorfer briefly explained that this part of continued discussion on this property, as we have already approved a subdivision request. This property is part of the original business park plat from the 1980's and 1990's, and was originally zoned Industrial, until it was changed to Public. Kochendorfer mentioned that the reason it was probably zoned to Public, was because the plat connected with the rec center and outdoor rink. Now that the land has been re-surveyed, and subdivided, this is no longer necessary. The neighboring property is zoned (C1), which would further allow future commercial development to the area. Public zoning is more restrictive on what is allowed.

6. **Letters received/ or phone call comments read into record**

- None

7. **Those in support may comment**

- Andy Hill, 2111 Sibley Drive – Supports development in Ely

8. **Those opposed may comment**

- None

9. **Comments from those who wish to provide additional information**

- None

10. **Applicant will have the opportunity to answer additional questions**

11. **Closure of the hearing @ 5:09 PM**

Commissioner Heil arrived at 5:09 PM

## **12. Reading of the Finding of Facts**

Planning and Zoning Administrator Kochendorfer read the findings of the facts (included in the agenda packet). **Planning and Zoning Administrator recommends approval of the rezoning on the following finding of facts:**

- **Section 11.40 Permissible Uses.**
  - Commercial zoning allows for a wide range of businesses and services. Public zoning has far fewer allowed uses, and is much more restrictive.
  
- **Compressive Plan: Update the community zoning code to reflect current demands and development conditions.**
  - The original Ely Business Park plan is much different now than it was when it was created in 1988. The current zoning of this property being Public, does not allow for any commercial businesses or services, and does not allow for further business development.
  
- **Comprehensive Plan: Ensure that commercial zoning and development regulations are sufficiently flexible to encourage redevelopment and expansion of existing commercial land uses within commercial corridors and the downtown area.**
  - The neighboring property is currently zoned Commercial (C1). By changing the zoning from P1 to C1 zoning, this would further allow the flexible redevelopment, and encouragement of development to this parcel that has sat vacant for decades.
  
- **Comprehensive Plan: Recognize and distinguish the different types of existing and future developments identified in the future land use map**
  - Other changes have been made since 1988 to the city zoning code. This change falls in line with the current and future goals of the city. Commercial space in Ely is limited, and this would further help expand a local business needs.

- **Vision of the Comprehensive Plan: Ely supports business, industry, and entrepreneurship, providing long-term, quality employment and economic vitality.**
  - Through this proposal, Ely can continue to support business and entrepreneurship, by providing space for growth and development of businesses.
  
- **Set-back Facts: Currently, as being zoned P1, the set-back requirements are such as: Front 25 feet, side 25 feet, corner 25 feet, rear 25 feet, and total building coverage may not exceed 35%. In C1 zoning, the setbacks are as follows: There are no set-back requirements unless you are on a corner lot, which this property is not. The total building coverage cannot exceed 90% in C1 zoning.**
  - C1 zoning allows for more building coverage, which allows more building options. This property layout is also quite unique, and having the property zoned C1 would allow more options for building on the property.

### **13. Decision rendered by the Planning Commission**

**Motion Hernesmaa to recommend the approval of rezoning 900 E Miners Drive from Public (P1) Zoning to Commercial (C1) Zoning/ Second Palcher. Motion carried, with four votes approving, and Heil abstaining due to missing the beginning of the meeting. (4-0-1)**

### **14. Adjournment at 5:14 PM**