

EAST BETHEL PLANNING COMMISSION MEETING
September 27, 2022

MEMBERS PRESENT: Chair Tanner Balfany, Glenn Terry, Sherry Allenspach, Sharon Johnson, Gabriel Hanschen

MEMBERS ABSENT: Karen Krepis and Randy Plaisance

ALSO PRESENT:

Aaron Berg, City Planner
Stephanie Hanson, Community Development Director
Tim Harrington, City Councilmember
Brian Mundle, City Council Liaison

1.0 Call to Order

Chair Balfany called the Planning Commission regular meeting to order at 7:00 pm.

2.0 Adopt Agenda

Commissioner Johnson moved and Commissioner Terry seconded to adopt the agenda as presented. Balfany asked any discussion? To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

3.0 Approve August 23, 2022 meeting minutes

Allenspach noted that the minutes stated that the meeting was held remotely which should be removed. **Commissioner Terry moved and Commissioner Allenspach seconded to adopt the August 23, 2022 regular meeting minutes as amended.** Balfany asked any discussion? To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 Public Hearing – Zoning Map Amendment – Rezone Property from Public/Institutional to I – Light Industrial – 1233 221st Avenue NE

Berg reviewed staff's report stating the Planning Commission is asked to hold a public hearing and make a recommendation of approval to City Council for the zoning amendment to the City of East Bethel Official Zoning Map.

Berg reviewed that on September 1, 2022, the City received an application for the rezoning of 1233 221st Avenue NE, East Bethel, MN 55011 (PIN: 05-33-23-34-0002) from the Minnesota Annual Conference of the United Methodist Church. The property is currently for sale and no longer being used by the United Methodist Church. The property is currently zoned (P) Public and surrounded by properties zoned (I) light industrial or B-2. The rezoning would be consistent with surrounding properties. Staff's understanding is that the United Methodist Church has a potential offer for the property which is interested in doing light industrial work.

Berg noted that this rezoning request aligns with the approved 2040 Comprehensive Plan. The light industrial (I) district is intended and designed to provide areas of the City suitable for activities and uses that are commercial and general services related and/or of a light industrial nature. Additionally, permitted uses include those allowed in the B-2 and B-3 districts as determined by the planning commission and approved by the city council. There are no Comprehensive Plan changes required for this rezoning.

Berg stated staff requests the Planning Commission hold a public hearing and make a recommendation of approval to the City Council for the zoning amendment to the City of East Bethel Official Zoning Map. He noted that there was an amendment made to the draft ordinance that had been placed at their desks.

Balfany opened the public hearing at 7:04 p.m.

There were no comments made.

Balfany closed the public hearing at 7:04 p.m.

Commissioner Allenspach moved and Commissioner Johnson seconded to recommend approval to City Council of Ordinance 2022-02, An Ordinance Amending the Zoning Map. Balfany asked any discussion? Hanschen asked about the zoning for the other properties in the area. Berg explained the areas that are B-2, Highway Business and Industrial/Light Industrial, and reiterated that the subject property was currently zoned Public. A woman from the audience spoke and stated that she was the daughter of the owners at 1232 – 221st. Balfany noted that he would reopen the public hearing so she could address the Commission.

Balfany re-opened the public hearing at 7:06 p.m.

Marcie Cowman, 1232 221st, asked if the Planning Commission was telling her that her parents' property was also zoned as Light Industrial and not residential.

Berg noted that the 2040 Comprehensive Plan has a vision that this corridor of Highway 65 will eventually become industrial or business. He stated that her parent's residence can remain residential as long as her parents or family live there.

Balfany explained that the status of the property would not change unless the property is changed.

Ms. Cowman asked about Light Industrial zoning and what types of uses could go on this property if it is rezoned.

Hanson explained that Light Industrial zoning means light manufacturing which means everything is completely inside. She noted that on this property, they will not have exterior storage and all would be done within the building.

Ms. Cowman noted that she had originally heard that there was a group home that was interested in purchasing this property and asked if something like would be possible in this zoning district.

Hanson explained that with the Light Industrial zoning, a group home would not be a permitted use.

There being no additional comments, Balfany closed the public hearing at 7:09 p.m.

Balfany asked any additional discussion? Terry noted that, for reference, the businesses behind the movie theater were Light Industrial. Balfany noted that there are design standards that the business will have to adhere to in that zoning district. To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

This item goes before City Council on October 11, 2022.

5.0 Updates

Council Liaison Mundle updated the Commission on recent Council actions including approval of the Preliminary 2023 Budget and Levy; approval a new Fire Chief, Rodney Sandow who will start on October 10, 2022; and approval of an ordinance regulating the sale of THC products. He stated that there will be a Meet the Candidates session on October 12, 2022 at City Hall from 6:00 to 9:00 p.m. He

noted that Precinct #2 has changed locations and rather than voting at Our Savior's Lutheran Church residents will now vote at East Bethel Elementary School. There will be a Town Hall meeting on November 16, 2022.

Balfany noted that there will also be a second Meet the Candidates session held on October 20, 2022 at 11:00 a.m. at the Senior Center, that is specifically designed for seniors.

The next Planning and Zoning Commission meeting is scheduled for October 25, 2022.

6.0 Adjournment

Commissioner Johnson moved and Commissioner Allenspach seconded to adjourn at 7:16 pm.

Balfany asked any discussion? To the motion, all in favor say aye. **All in favor.** Balfany asked any opposed? That motion passes. **Motion passes unanimously.**

Submitted by:

Kayla Rokosz

TimeSaver Off Site Secretarial, Inc.