

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
TUESDAY, JANUARY 12<sup>TH</sup> 2016, 6:00 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Bill Becker. Roll call was taken and the following members were found to be present: Member Dale Borgmann, Member Toni Honer, Member David Meyer, and Member Jerry Tippelt.

Absent were: Liaison Susan Palmer.

Staff members present were: Interim Administrative Clerk Judy Neu and Administrative Assistant Debbie Weber.

Others present: Joe Molitor, Ed Valentine, Casey O'Malley, Kevin Brink, Ed Zapp, Corey Gerads, Duane Willenbring

**Additions to the Agenda:**

- 1) Issue Oath of Office
- 2) Elect Chair & Acting Chair

**APPROVAL OF AGENDA/AMENDMENTS – Motion by Member Borgmann, second by Member Tippelt, to approve the agenda with amendments. Motion carried unanimously.**

**ISSUE OATH OF OFFICE** - Judy Neu issued the Oath of Office to Toni Honer and Dale Borgmann.

**ELECTION - (Appointment of Officers) - Motion by Member Tippelt, second by Member Meyer to appoint Bill Becker as Chair.**

**AYES: Tippelt, Meyer, Borgmann, Honer.**

**ABSTAIN: Becker.**

**Motion passed on a 4 to 0 vote.**

**Motion by Member Meyer, second by Chair Becker, to appoint Toni Honer as Acting Co-Chair.**

**AYES: Tippelt, Meyer, Borgmann, Becker.**

**ABSTAIN: Honer.**

**Motion passed on a 4 to 0 vote.**

**APPROVAL OF MINUTES 12/08/15 – Motion by Member Honer, second by Member Borgmann, to approve the 12/08/15 minutes as presented. Motion carried unanimously.**

**New Business:**

**PUBLIC HEARING FOR EDWARD J. ZAPP REV TRUST @ 22807 Rausch Lake Road - Conditional Use Permit**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, January 12, 2016 at approximately 6:00 p.m. at Rockville City Hall, 229 Broadway Street East, Rockville, MN** to consider the request of Edward J Zapp Rev Trust for a **Conditional Use Permit** to establish an event center in an AG-40 District. The address of the property is: 22807 Rausch Lake Road, St. Cloud, MN 56301 with a legal description of:

That part of Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 16, and that part of the East half of the Northeast Quarter (E1/2 NE1/4) of Section 21, all of Township 123, Range 29, Stearns County, Minnesota.

SECTION 27: Conditional Uses reads:

1. Event Centers, as provided in Section 16, Subd. 4

**STAFF REPORT**

RE: CONDITIONAL USE PERMIT REQUEST

76.41638.0100 Owner: Edward Zapp

Property Address: 22807 Rausch Lake Road

Legal description:

That part of Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 16, and that part of the East half of the Northeast Quarter (E1/2 NE1/4) of Section 21, all of Township 123, Range 29, Stearns County, Minnesota

**REQUEST**

Approval to establish an event center in the AG-40 District by conditional use permit.

**RELEVANT INFORMATION**

1. Property is zoned AG-40.
2. Property is 55.84 acres approximately.
3. 5 Notices were mailed out.
4. Edward Zapp would like to convert his barn into an event center for private events during warm season.
5. Parking on the 55.84 acres. (See attached parking plan). Ordinance calls for the road to be a dust free surface maintained or paved.
6. There are no neighbors within 150 of the structure – headlights shining on structures should not be an issue.
7. No residential building is within 200 feet of the access road. The commercial use was allowed by CUP before consolidation.
8. Need to discuss time restrictions.
9. Caterer's Permit
10. No service or operation is being allowed outside of the enclosed premises after sunset.
11. No sound should be discernible at the property boundary.
12. No light is to be directed off the property, no flashing or blinking lights are visible from any property line, and no light is greater than 0.1 foot candles at the property boundary.
13. The facility has to comply with existing building, zoning and health code regulations.  
Stearns County Environmental Services issues the septic system permit and Mr. Zapp will have to contact them regarding such. Mr. Zapp to provide the information received from Stearns County.
14. Setbacks from neighboring property, residential structures and road right-of-way are in compliance.
15. There is no existing event center within one mile of the boundary of the property.

Mr. Edward Zapp, 21785 Agate Beach Road, spoke on his behalf and questioned whether the Planning Commission members had any questions for him. He spoke about the need of this kind of structure for this area and the benefits it provides. The barn/event center would only be used during the warmer seasons as it's not insulated at this time.

***Motion by Member Honer, second by Member Meyer, to close the public hearing at 6:11 pm. Motion carried unanimously.***

Chair Becker and Member Honer both spoke highly of Mr. Zapp's facility.

***Motion by Member Tippelt, second by Member Honer, to recommend approval of the Conditional Use Permit as presented. Motion carried unanimously.***

**PUBLIC HEARING FOR THOMAS/JOSEPH MOLITOR PARTNERSHIP & DONALD/DELORES MOLITOR @ XXXXX County Road 47 Request Rezone Agricultural (AG-40) to B-2 General Business District**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, January 12, 2016 at approximately 6:15 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Thomas & Joseph Molitor Partnership to rezone the property. The address of the property is: XXXXX County Road 47 -St. Cloud, MN with a legal description of: 22.81 A. SE4SE4 LESS FR'L 4.73 ACRES & LESS ROADS & LESS RUPRECHT ACRES & LESS 9.65A FOR H

The request is to rezone Agricultural to B2 – General Business District.

**STAFF REPORT**

Re: Re-Zoning Request  
76.41614.0300: Owners: Thomas/Joseph Molitor Partnership and Donald/Delores Molitor Trust  
Property Address: XXXXX County Road 47, St. Cloud, MN 56301

Re-Zoning Requested:

1. Request to re-zone Westerly property 14.32 acres of land, more or less and the Easterly property 5.18 acres of land, more or less from Agricultural (Ag-40) to B-2 General Business District.

Construction Requests:

1. Eventually to allow for a truck headquarters to be built.

Relevant Information:

1. Property contains 19.50 acres more or less.
2. 10 notices of public hearing were sent out.
3. This property is zoned Ag-40.
4. Future Land Use Map – shows Commercial Reserve
5. This area is farmed.

Casey O'Malley, St. Cloud, spoke about rezoning this piece of property. Mr. O'Malley is the commercial broker and has a potential customer interested in this location.

Kevin Brink of Waite Park, spoke on behalf of Joe Molitor, felt that this rezoning would be a good fit for the community.

Joe Molitor, 8554 Co Rd 47, stated that the property is getting more difficult to farm all the time and rezoning this property to commercial would be the best option.

***Motion by Member Tippelt, second by Member Honer, to close the public hearing at 6:21 pm. Motion carried unanimously.***

Member Honer stated that she felt this was the right fit – due to the fact that Highway 23 divides Mr. Molitor's farm land.

***Motion by Member Honer, second by Member Borgmann, to approve the rezoning from Agricultural (Ag-40) to B-2 General Business District as presented. Motion carried unanimously.***

**UNFINISHED BUSINESS:  
VOIGTS BUS – Empty Lot Parking**

Member Honer has been informed that the Voigts would no longer want to combine their lots. Voigt's did not want to combine the two lots in case they decide to sell one of their lots in the future.

Discussion was held on the possibilities of an Interim Use Permit or whether to allow a Conditional Use Permit.

It was decided that Voigt's will need to apply for an Interim Use Permit.

**PLANNING COMMISSION MEMBER/STAFF REPORT**

**BUSINESS FOR NEXT MEETING**

**Site visit to:** Chair Becker and Member Honer will do a site visit to Import Motors to discuss concerns.

**ADJOURNMENT – *Motion by Member Honer, second by Member Tippelt, to adjourn the meeting at 6:41p.m. Motion carried unanimously.***

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**DEBBIE R. WEBER  
ADMINISTRATIVE ASST**

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**BILL BECKER  
CHAIR**