

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
MONDAY, OCTOBER 7, 2013 – 6:30 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Toni Honer. Roll call was taken and the following members were found to be present: Member Jerry Tippelt, Member Dale Borgmann, Member Vince Schaefer and Duane Willenbring – Liaison.

Absent were: Rick Tallman

Staff members present were: Zoning Administrator Rena Weber

Others present: Travis Kunz, Kenn Tamm, Mike Nistler, Judy Kunz

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

**APPROVAL OF MINUTES 9/10/13** –Chair Honer reported that minutes were not ready and they would be considered at the November meeting.

***Motion by Member Borgmann, second by Member Tippelt, to move the approval of the 9/10/13 minutes until November. Motion carried.***

**New Member on the Planning Commission**

Vincent Schaefer was sworn in with the Oath of Office for the Rockville Planning Commission. Chair Honer welcomed Vince stating that he is filling the vacant spot left by Jerry Bechtold.

**Public Hearing @ 6:30 pm for Travis Kunz @ 23445 County Road 8 - Request for CUP for a canine boarding facility.**

Zoning Administrator Rena Weber read the staff report for Travis Kunz

**KUNZ STAFF REPORT**

Re: Conditional Use Permit Request  
76.41629.0500: Owners: Mary Heitzman/Travis R. Kunz  
Property Address: 23445 County Road 8, Cold Spring, MN 56320  
Legal Description: 14.00 A N462' of NW4SE4, Section 17, Twp. 123, Range 029

Conditional Use Permit Requested:

SECTION 18 Subdivision 4: Conditional Uses reads:

The following uses may be allowed as conditional uses following the procedures set forth in this Ordinance and further subject to the performance and general development standards contained in this Ordinance.

7. Uses the City Council determined to be substantially similar in nature to the conditional uses listed above and not detrimental to the City's general Health and welfare.

The request is to convert present storage shed into a canine boarding facility.

Relevant Information:

1. This property is located in the R-2 District.
2. Property contains 14.00 acres more or less.
3. 22 notices of public hearing were sent out.
4. The area is completely surrounded by trees.

Recommendations:

1. Mr. Kunz would like to conduct the business from his residence once it is purchased.
2. There will be more traffic in the neighborhood as people drop off and pick up their pets.
3. If the neighbors are fine with this – it could be allowed as a CUP.

Travis Kunz asked if members got the layout. The present structure is 640' off County Road 8; it is surrounded by trees and should not be obtrusive to anybody.

Member Tippelt asked Mr. Kunz what his limit is. Mr. Kunz cited 15 maximum. They expect 8-10 when they open the doors. There are Indoor play areas and will have enough space between them in addition to an outdoor play area.

Member Tippelt asked how far away this is from the nearest home.

Mr. Kunz responded 640' or better.

Member Borgmann asked how big is the building 20' x 30'.

Nobody came forward from the public.

***Motion by Member Tippelt, second by Member Borgmann, to close the public hearing at 6:40pm***

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

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

Member Schaefer asked if we can put a restriction on that this won't be dogs for sale or breeding.

Member Tippelt suggested we should we be rezoning this to Rural Residential. After further review of the ordinance, the process being used would suffice.

***Motion by Member Tippelt, second by Member Borgmann, to approve the Conditional Use Permit with the condition that there is no breeding or dogs for sale.***

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

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

### **Mike Nistler – Request to extend hours of current CUP.**

Mike Nistler – 254127 County Road 2, was present to request extending of the hours of operation of the eldercare facility from 8:30 to noon & 1-4:30 to 7 am to 11 pm citing that he has gotten requests. Sometimes they get card games going. These are baby boomers so we play music from the 60's and they also play bingo. The event center is set back further from the road and it is not affected by this.

***Motion by Member Tippelt, second by Member Schaefer, to recommend the council grant hours of operation between 7 a.m. to 11 p.m.***

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

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

### **Kenn Tamm – Tamm Electric – requesting approval to purchase a property in Prairie Industrial Park, and to move a building onto the property.**

Kenn Tamm is purchasing 883 Prairie Drive in order to move a 30' x 80' warehouse that will be rented out in addition to storing some of their electrical supplies. The front side will be facing west and it will have 4 foot of stone. In addition Mr. Tamm has agreed to purchase the small residual lot owned by the city as part of the parking plan and it is really of no use to the city. Pictures of the building were provided.

Rena Weber reported that she and Mr. Tamm have discussed a purchase price of \$500, but this would need to be dealt with by the council. In addition Mr. Tamm is aware that he will need a bathroom in which there are no stub ins for either lot.

***Motion by Member Schaefer, second by Member Borgmann, to recommend approval of the limited site plan as presented, and further that the city council consider selling the attached piece of property with this project.***

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

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

Liaison Willenbring asked if there are any assessments. Rena Weber replied no to which Mr. Willenbring stated that is the most asinine thing he has ever heard. *(For the record – this property was the actual roadway when the plat was originally developed and as a result of the entrance being too close to MN State Highway 23 – it had to be moved back so no there would not be any assessments.*

Kenn Tamm asked when he can move. Not until after the council approves.

Member Tippelt asked where are we at with a zoning amendment to rural residential (accessory structures).

Chair Honer indicated that we still need to do homework.

**ADJOURNMENT – *Motion by Member Tippelt, second by Member Schaefer to adjourn the meeting at 7:21 PM. Motion carried unanimously.***

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**VERENA M. WEBER-CMC  
ADMINISTRATOR/CLERK**

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**TONI HONER  
CHAIR**