

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
TUESDAY, JANUARY 8, 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: Chair Toni Honer, Dale Borgmann, Jerry Bechtold. Jerry Tippelt was absent.

Staff members present were: Zoning Administrator Rena Weber & Administrative Assistant Mandy Lais.

Others present: Mike & Sue Nistler, Doug Hodel.

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

**APPROVAL OF MINUTES 11/05/12 – *Motion by Member Bechtold second by Member Borgmann, to approve the minutes of 11/05/12 as presented. Motion carried unanimously.***

Everyone was in agreement to hold off on the election of officers until the Planning Commission February meeting and all members were in agreement to have Chair Honer stay on as Chair until next meeting.

**NEW BUSINESS**

**Regarding Bill Molitor wanting to rezone the 10 acre parcel into 2 – 5 acre parcels R-R Development**

Zoning Administrator Rena Weber describes the map of the property. She stated that it is one parcel even though it appears as if it is shown as two separate parcels. There is a 40 acre spot in between the 2 parcels. The parcel of concern is the 10 acres and Bill Molitor wants to rezone it into two 5 acre parcels. The feedlot is a 700 ft. circle on the map, and it takes up most of the 10 acres, except a small corner. The rest of it is wetlands. Bill Molitor would like the planning commission's thoughts on how he should move forward on this.

Mr. Hodel has a concern because he has one of those feedlots showing on the map. He spoke to the Stearns County Environmental Services Agency to assure that the registration for the feedlot was still intact. He stated that he is grandfathered in that 700 ft. (as reflected in the map) area since 1999.

Zoning Administrator Rena Weber stated that the whole idea of this is to see if the Planning Commission would consider this. And that this came to her attention when we first passed the rural residential ordinance. She told Bill Molitor that the Planning Commission would look at it, and he didn't come forward. Then she was made aware that a for sale sign was up on the property.

Chair Honer stated that Bill Molitor has not brought this forward before. She has tried to contact Bill Molitor, and her phone calls were not returned. She stated that it is not the Planning Commissions intention to infringe on the feed lots. There is only one place where he can build and that's tillable acreage.

Member Borgmann stated there are not many places to build.

Zoning Administrator Rena Weber thought it would be difficult to get this approved, based on what has been said.

Chair Honer stated that the neighbors would have to be notified and an application would need to be made. Bill Molitor just wanted to get the Planning Commissions opinion on this before he filled out an application.

Mr. Hodel stated that Joel Krippner has rented that feed lot to him. There is a circle around it, and it's a marsh, and fields, he has it sowed in alfalfa, and now there are survey stakes in the field. His agreement is with Krippner.

Zoning Administrator Rena Weber reassured Mr. Hodel that he will be made aware if anything was going to happen.

Chair Honer also stated that Mr. Hodel would be notified.

Zoning Administrator Rena Weber stated she spoke to Chelle at Stearns County, and this is ag land, what is our responsibility in notifying people?

### **Mike & Sue Nistler – Boomerville - Eldergarten**

Mike and Sue Nistler stated they were not expanding, but instead using the existing daycare facility for the new non-profit business idea called Eldergarten. This is a place for elderly people to spend time, play games, etc. They had Gary Utch, Inspector, come out and he stated they need to limit it to 15 people. They will not be serving meals, but meals could be catered in. Jim Thelen is going to volunteer as a teacher. They are going to talk to churches and see if they know of others who would like to come to Eldergarten. It would provide them with additional socialization opportunities. It would be operated as a non-profit. The existing day care is moving to the barn, where it used to be located. They are not expanding, just using the current day care facility to house the Eldergarten members. They stated this is not going to be an adult daycare. They will have plenty of parking with handicap parking. Not interested in adult daycare, too much regulation.

Sue Nistler stated that the people participating in this would be people who are living at home, and it is scheduled.

Zoning Administrator Rena Weber looked at the ag 40 in the ordinance book, and the event center qualifications. Looking to see if event center would work for this.

Sue Nistler stated that they want to go under the event center, not adult daycare.

Chair Honer suggested it should be a home extended business.

Sue Nistler asked if it can be specified as an event center.

Member Bechtold stated they might be able to do a home extended business.

Chair Honer suggest running it under a CUP.

Mike Nistler stated that they would need a handicap ramp outside.

Chair Honer suggested doing a conditional use permit.

Mike Nistler stated that they have 1600-1700 sq ft usable space and they need to get the non-profit set up.

Chair Honer suggested to run it for a year under a conditional use permit and spell out everything as to what the hours of operation are and revisit in one year.

Mike Nistler stated that Jim Thelen, would be a volunteer and a teacher. Socialization is so important in the golden years. Lets put the golden years back in to the golden years.

Zoning Administrator Rena Weber asked what do you want this to go under?

Chair Honer answered interim use permit under home extended.

Zoning Administrator Rena Weber said it should go under conditional use permit. Look under definition section 8, of home extended service, and asked them if they are going to sell anything?

Mike Nistler stated that he could sell arts and crafts and antiques.

Chair Honer read the ordinance. And stated they should include sale of merchandise and suggested that the members of Eldergarten could build things and sell them.

Sue Nistler stated they would have a board of directors.

Mike Nistler stated he started an orchard or it could be run under a previous business they had called Prairie Valley, which was a Christmas boutique. He remarked when they had this business in the past, it couldn't be a flea market, but he could sell antiques. They still have the name.

Zoning Administrator Rena Weber told Mike Nistler that he can apply for a conditional use permit for home extended business.

**Wind Tower Ordinance**  
**SECTION 13A WIND ENERGY CONVERSION SYSTEMS**

Discussion was held: on:

- Comparing: Stearns County Ordinance and Rockville's Ordinance.
- Burial of lines
- Multiple wind towers
- Smaller lots having wind towers

**PLANNING COMMISSION MEMBER/STAFF REPORT –**

Discussion was held on Jerome Karl's feedlot.

***ADJOURNMENT – Motion by Member Borgmann second by Member Bechtold, to adjourn the meeting at 7:29 PM. Motion carried unanimously.***

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**MANDY LAIS**  
**ADMINISTRATIVE ASST**

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**TONI HONER**  
**CHAIR**