

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
January 4, 2022
5:30 pm – City Center

Chairman Lucas Schuster called the meeting to order at 5:33 pm.

MEMBERS PRESENT

Larry Baker, Ex-Officio
Colby Cunningham
Jared Dawson
Matt Dorman
Lucas Schuster, Chairman
Steve Thompson

MEMBERS ABSENT

Wyeth Anderson
Chuck Paczowski

STAFF PRESENT

Megan Boeck, City Planner

APPROVAL OF AGENDA

Motion by Dorman and second by Dawson to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Dorman and second by Thompson to approve the December 7, 2021 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

- a. Application to re-zone parcel 34.128.0360 (209 9th Ave N) from (R-3) Multi-Family Residence District to (R-O) Multi-Family Residence Office District

Schuster opened the hearing to the public at 5:40pm.

Boeck stated that the applicant has entered into a purchase agreement for the parcel listed pending approval of the application to re-zone the property from R-3 Multi-Family Residence District to R-O Multi-Family Residence Office District. The applicant has plans to operate a Real Estate Brokerage Firm and use a business/office facility – similar to the prior use of a dental office facility. There is no other R-3 zoned properties contiguous to the subject parcel, which does constitute as spot zoning.

Craig Hoium, on behalf of the current property owner, said the dental office had 4 to 5 employees and serviced 324 patients. The real estate office in comparison is not going to achieve nearly as much traffic as the current use.

Matt Johnson, applicant, said he was unaware of the zoning of the property at the time of purchase and was unaware that the zoning would not allow his proposed use. He also added that there would not be more than one employee, but other independent agents would come and go.

Schuster closed the hearing to the public at 5:44pm.

Motion by Schuster and second by Thompson to recommend to City Council the approval of the request to re-zone parcel 34.128.0360 from R-3 Multi-Family Residence District to R-O Multi-Family Residence Office District based on the following findings:

- 1) Spot zoning is illegal in Minnesota and that approving the proposed re-zone would eliminate a spot zone and also eliminate non-conformities related to office buildings in a residential zone.

Motion passed on a 4-0 voiced vote.

NEW BUSINESS

None.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

Motion by Thompson and second by Dorman to adjourn the meeting at 5:47pm. Motion carried.

Megan Boeck, City Planner

Lucas Schuster, Chairman