

CITY OF MONTROSE  
200 CENTER AVENUE SOUTH  
MONTROSE, MINNESOTA 55363  
PLANNING & ZONING COMMISSION  
MINUTES

July 19, 2006

Pursuant to call and notice, the Montrose Planning and Zoning Commission met in regular session on Wednesday, July 19, 2006.

Those present were Commissioners Chuck Smallwood, Roy Henry, Alfred Mohring, Cory DeWitte, Paul Turner, Keith Roseen and Tim Hackenmiller. Bob Kirmis, city planner, Brad DeWolf, engineer and Sharon Knodel, acting liaison were also present.

**Agenda**

Motion by Roseen, seconded by Turner, to approve the agenda as amended which included the TIF Resolution 2006-02 PZ. Carried 7-0.

**Approval of Minutes**

Motion by Henry, seconded by Morhing, to approve the minutes as presented. Carried 7-0.

**Rock Brook Condos-Preliminary Plat**

Kirmis, city planner reviewed the planners report dated June 12, 2006. Kirmis explained this item was tabled from the June 21, 2006 Planning and Zoning meeting. The commission tabled this item requesting that the developer upgrade the facade of the buildings and address other city staffs concerns. Kirmis informed the commission that the items have been addressed by the developer and Nick Nowacki, the engineer working on this development. (see attached reports)

The developer addressed the new design standards of the buildings. Lemmerman stated that all requests made from the commission had been addressed.

DeWolf commented that all issues regarding the engineering had also been addressed by Nowacki.

The commission requested Marketon, fire chief, state the expectations regarding the sprinklers required in the units. Marketon clarified that state building code requires buildings with 17 or more units to be sprinklered. The proposed buildings will only have 16 units.

Roseen addressed the access road the fire department had addressed at the June meeting. Marketon stated that with the additional hydrant being added he does not feel this would be a concern.

Hackenmiller addressed his concerns regarding the size of each unit, proposed open space areas and landscaping issues.

Roseen stated his concerns with the project regarding park areas, Highway 25 MNDOT requirements.

DeWolf stated that the Highway 25 MNDOT requirements were met with the original plat.

Roseen made a statement to the residents of Rock Brook Estates explaining that the property is zoned correctly for this proposal and that is what the commission needs to base its decisions on. Roseen stated that the developer has made the initiative to address all the issues that were asked of him.

Knodel, liasion, stated that she liked the concept. Knodel had questions regarding how the property would be managed.

Lemmerman explained he plans to sell the individual units. He does not plan to regulate if the owners choose to rent the units out after they are purchases.

Lemmerman addressed the concern regarding the up keep of the grounds, stating that this will be an association. A company will be hired to maintain the up keep at the condominiums.

Henry asked questions regarding a storm shelter.

Lemmerman explained that each building would have a storm shelter in the basement.

Kirmis stated that as part of the conditions of approval he recommends that the developer submit 2- scale elevations of the revised submittal, back and front with a building materials list included. Also as part of the conditions of approval, the garages should be required to match the buildings.

Kirmis stated that an area of concern would be the size of the units. The zoning ordinance requires a minimum of 700 square feet for the one-bedroom units. The proposal is for approximately 648 square feet.

This could be included in the PUD provided it meets state building codes. The flexibility in parking would also be part of the flexibility regarding this proposal.

A discussion on parking stalls was held.

The flexibility would be to allow 2 stalls per 1 bedroom unit rather than the 2.5 that is required by the zoning ordinance.

Motion by Morhing, seconded by Henry to recommend approval of the Rock Brook Condominiums Planned Unit Development and Preliminary Plat to the council subject to the conditions listed in the planners report and all other city staff comments. Flexibilities to be included were the unit size provided they meet state building codes, parking spaces as listed and the garages must match the buildings.

Carried 5-2 Opposed: Roseen and Hackenmiller

## **Unfinished Business**

Open Space

This item will be tabled to a future agenda

Richter announced the AUAR workshop for July 31, 2006 has been cancelled.

**New Business**

Miscellaneous

TIF-Resolution 2006-02 PZ

Richter explained that this is a resolution stating that Meadow Brook Cottages and the Plans that were approved for that development were consistent with the Comprehensive Plan for the City of Montrose.

A discussion was held.

Motion by Hackenmiller, seconded by Roseen, to approve Resolution 2006-02 PZ.

Carried 7-0.

**Adjournment**

Motion by Hackenmiller, seconded by Turner to adjourn at 7:40PM.

Carried 7-0.

Author: Kristine M. Richter

City of Montrose

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Barbara C. Thwing-Swanson  
Administrator/Clerk/Treasurer