

**MINUTES  
CITY OF DELANO  
PLANNING COMMISSION  
Monday, December 13, 2010  
7:00 PM**

**1. CALL TO ORDER**

The Chairman, Jon Krieg, called the regular meeting of the Delano Planning Commission of Monday, December 13, 2010, to order at 7:00 p.m.

**2. ROLL CALL**

Members Present:                      Jon Krieg, Chairman  
   David Kenison, Vice-Chairman  
   Leon Zeug, Secretary  
   Howard Glas, Commissioner  
   Lars Impola, Commissioner  
   John Beussman, Commissioner  
   Amy Johnson, Commissioner

Members Absent:

Also Present:                              Marlene E. Kittock, City Clerk  
   Alan Brixius, Northwest Associated Consultants, City Planner

**3. APPROVAL OF AGENDA**

**4.**

**Motion by Lars Impola, seconded by Jon Krieg to approve the agenda for the meeting of the Delano Planning Commission for Monday, December 14, 2010. Motion Carried 7-0**

**4. MINUTES**

**A. Minutes from the Planning Commission meeting of November 8, 2010.**

**Motion by Jon Krieg, seconded by Lars Impola to approve the regular meeting minutes of the Delano Planning Commission of Monday, November 8, 2010. Motion Carried 7-0**

**5. PUBLIC HEARING**

There was none.

**6. NEW BUSINESS**

**A. Discuss the Wright County's policies on growth, annexation and transition areas; review text and land use map for Franklin Township.**

Alan reviewed the Wright County Comprehensive Plan. The current focus is on the land uses for the Townships along the Highway 12 corridor. In September of 2010 Staff met with the County and

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Townships to discuss the County's policies on growth, annexation and transition areas. The areas included are on pages 66-70, 73, and pages 80 and 81 of the Northeast Corridor of the County's Plan. Staff concurs with the goal of the County Plan to maintain healthy and vital Cities through the following objectives: (1) a clear distinction between urban and rural areas, (2) provide an environment in which Cities can grow efficiently, (3) provide an efficient provision and use of urban services, (4) maintain Community identity, and (5) encourage jobs and growth of economic development. The City's 2002 adopted comprehensive plan indicated an industrial area about 2 miles out along the Highway 12 corridor. Staff raised objection to the transition area being limited to the year 2020 and that industrial uses within the township areas is not urban in nature and thus lack rationale. The county's plan as shown is approximately 260 areas.

Staff is concerned about the definitions of limited industrial uses. These appear to be limitless, allowing for everything. Jon Krieg questioned what types of industrial uses were not included. The performance standards for the township and the county is not the same as Delano's so if metal buildings and unpaved parking lots about the City's industrial park, the general public may not necessarily distinguish between township and city. This occurred years ago on the east side of town, and now this area has been annexed into the city, grandfathered uses are difficult to bring into compliance with the city code.

Jon Krieg agrees with staff's recommendation.

Howard Glas asked where the county is in the process of adopting this plan; Brixius answered that the county is at the public input stage.

Jon Krieg opened discussion on why the township would want an industrial park in the middle of the county if all the services (i.e. gas stations, restaurants, etc.) were further away

Howard Glas asked if Franklin Township had reviewed this letter; Brixius stated there was a meeting in September where the Township was represented. The township indicated that they were also looking for a non-residential tax base.

John Beussman asked if this impacted Montrose, Waverly, and so forth. Brixius's draft letter states partnering with other highway 12 communities.

**Motion by David Kenison, seconded by Howard Glas to recommend to the City Council that the draft letter be forward to the Council and then unto the County and Township. Motion Carried 7-0.**

## **6. OLD BUSINESS**

**There was none.**

## **8. UPDATES AND FUTURE LAND USE DEVELOPMENT APPLICATIONS**

There was none.

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**9. COMPLIANCE WITH COMPREHENSIVE PLAN**

There was none.

**10. ADJOURNMENT**

There being no further business to discuss the regular meeting of the Delano Planning Commission of Monday, December 13, 2011, was adjourned at 7:45 p.m.

**Motion by John Beussman, seconded by Jon Krieg to adjourn the regular meeting of the Delano Planning Commission of Monday, December 13, 2011 at 7:45 p.m.**

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Jon Krieg, Chairman

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Leon Zeug, Secretary

ATTEST:

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Marlene E. Kittock, City Clerk