

**MINUTES
CITY OF DELANO
Planning Commission
Monday, April 9, 2018
7:00 PM**

1. Call to Order

Chair Jon Krieg called the meeting to order at 7:00 pm

2. Roll Call

Present: Larry Bartels, Jeremy Clark, Jeff Demeules, Jon Krieg, Nat Malen, Dan Menk

Absent: Angela Kalthoff

Also present: Alan Brixius, City Planner; Dale Graunke, Mayor; Scott Dornfeld, Building Official; Justin Markon, Recorder

3. Approval of Agenda

Bartels moved to approve the agenda, seconded by Demeules; motion carried.

4. Minutes

5. Public Hearing

- A. Consider a zoning map amendment as it relates to the West Metro Business Park *Attachments:* Proposed Ordinance | Plat | Ordinance O-14-03

Ordinance O-14-03 overlayed Planned Unit Development (PUD) zoning in the West Metro Business Park. Brixius said the reason for this item is to repeal the overlayed PUD, while the underlying I1 and I2 zoning would not change. He noted that PUD calls for higher standards but are now seen as cumbersome and a deterrent to development. Brixius said that the City can accomplish the same goals of I1 and I2 zoning, which will not burden the public services, traffic flows, or future land use.

Demeules moved to open the public hearing, seconded by Malen; motion carried.

Krieg called three times for public comment.

Bartels moved to close the public hearing, seconded by Demeules; motion carried.

Bartels asked for clarification that removing the PUD overlay will not relax the building standards. Brixius said that city staff will work with developers during the design stage to encourage mostly masonry buildings. He also said that I1 zoning, which is the area closest to Highway 12, has a higher design standard. Finally, he noted that every development application for the West Metro Business Park will go through the Planning Commission and City Council.

Krieg moved to recommend approval of an Ordinance repealing Ordinance O-14-03, seconded by Bartels; motion carried.

6. New Business

A. Consider Delano Rental Housing Code *Attachments*: June 15, 2006 Planners Report

Brixius shared information pertaining to a possible rental housing code. This topic was discussed in 2006, and it was brought up again recently because of staff observations and public complaints regarding rental properties. He notes that presently there is no code that allows for walk-in inspections, and a rental ordinance would provide the opportunity to inspect properties, with the goal of keeping housing safe and holding landlords accountable. Brixius also suggested that the City also explore adopting the international property code, which would apply to all housing and sets up reasonable, measurable requirements for building standards. Another option may be adopting a point of sale inspection requirement.

Bartels said that he believed the rental ordinance was premature without the exterior and point of sale codes. Krieg noted that home sellers do have to complete a disclosure, which Graunke pointed out are frequently incorrect. Brixius shared that these rules would not hold properties to newer standards, and Dornfeld said that property maintenance would go hand in hand with the rental inspections.

Krieg said that he felt the rental housing code was a good idea, so long as owner occupied homes are held to the same standards. Menk shared that he believed the key is finding a balance that is not onerous. Brixius said that the Building Department would be able to work with landlords during the inspection process.

Brixius asked Commissioners to look over the proposed 2006 ordinance, which he will bring back to the May meeting along with the property maintenance code information. It could be moved to a public hearing at the June meeting.

7. Old Business

8. Updates and Future Land Use Development Applications

9. Other Business

Brixius shared that City Staff will soon meet with representatives from Bauer Construction and Hebert Construction to discuss building projects in the West Metro Business Park. He anticipated three projects to discuss at the May Planning Commission meeting.

10. Adjournment

The meeting was adjourned at 8:02 pm.