

**MINUTES**  
**CITY OF DELANO**  
**Planning Commission**  
**Monday, May 13, 2019**  
**7:00 PM**

**1. Call to Order**

Delano Planning Commission Chairman, Jon Krieg, called the regular Delano Planning Commission meeting of Monday, May 13, 2019, to order at 7pm.

**2. Roll Call**

**Members Present:** Chairman Jon Krieg; Commissioners Wayne Bekkala, Jeff Demeules, Angela Kalthoff, Jeremy Clarke, Nat Malen

**Members Absent:** Commissioner Dan Menk

**Also Present:** Alan Brixius, City Planner; Holly Schrupp, Council Liaison; Paula Bauman, Admin. Services Coordinator

**3. Approval of Agenda**

**Motion by Jeff Demeules, seconded by Angela Kalthoff to approve the agenda as submitted; motion carried.**

**4. Minutes**

**5. Public Hearing**

**6. New Business**

- A. Consider the establishment of Tax Increment Financing (TIF) District over select lots within the Delano West Metro Business Park First and Second Additions, within Delano Minnesota  
*Attachments:* Draft TIF Plan for TIF 12 | Draft Modification to Development Program for Development District No. 4 | Resolution of the Planning Commission considering the review and approval

The tax increment financing district which includes KLN, LSI/Aquatix, and Randy's Rental is required to meet goals and policies set out by the Delano comprehensive plan. The 2040 comprehensive plan was reviewed for financing goals to determine if the tax increment financing district is consistent with future plans for the Industrial land use.

The tax increment financing district is consistent with future plans, goals and policies set out by the 2040 comprehensive plan. The industrial development of KLN, LSI/Aquatix and Randy's Rental expands and diversifies the City's tax base (reducing the tax burden on residential properties), to increase local job opportunities, and to maintain a strong local economy. The development plats have been reviewed and are consistent with subdivision and zoning requirements and follow all Industrial uses guided by the comprehensive plan.

**Motion by Jeff Demeules seconded by Jon Krieg to adopt resolution of the Delano Planning Commission finding the modification to the Development Program for Municipal Development District No. 4 and the Tax Increment Financing Plan for Tax Increment Financing (Economic Development) District No. 12 conform to the City plans for development or redevelopment of the City as a whole; motion carried.**

**7. Old Business**

**8. Updates and Future Land Use Development Applications**

**9. Other Business**

**10. Adjournment**

There being no further business to discuss, the regular meeting of the Delano Planning Commission of Monday, May 13, 2019, was adjourned at 7:05pm.