

PLANNING AND ZONING COMMISSION
TUESDAY, MAY 5, 2020
6:00 PM CITY HALL COUNCIL CHAMBERS
680 BYRON MAIN COURT NE, BYRON MN 55920

- 1) CALL TO ORDER - Chair Duane Quam called the meeting to order at 6:01 PM Tuesday, May 5, 2020.

Members Present: Brian Frank, Clarie Cink, Duane Quam, Justin VanLaere, Tracy Lermon.

Members Absent: None

Also Present: Zoning Technician Kelli Cheney, Community Development Planner Janna Monosmith, Council Advisor Steven Cook, City Engineer Bill Angerman, Public Works Superintendent Tom Ricke, Byron 47 representatives Chad Behnken and Ari Kolas, Gretta Becay.

- 2) NEW MEMBER OATH
 - 2.a. New Member Oath - Claire Cink - Chair Duane Quam swore in new member Claire Cink.
- 3) APPROVE AGENDA - To approve the agenda as written. Motion made by Tracy Lermon second by Brian Frank to approve. Motion carried unanimously.
- 4) APPROVE CONSENT AGENDA
 - 4.a. Approve P&Z Minutes - March 4, 2020 - To approve the minutes as written. Motion made by Brian Frank second by Justin VanLaere to approve. Motion carried unanimously.
- 5) COMMUNICATIONS, REPORTS AND PETITION
 - 5.a. Monthly Budget - March
 - 5.b. Monthly Budget - April - Table
 - 5.c. City Council Minutes February 11, 2020
 - 5.d. City Council Minutes March 10, 2020
 - 5.e. City Council Emergency Meeting Minutes March 19, 2020
 - 5.f. Byron Community Newsletter - March
 - 5.g. Byron Community Newsletter - April

Tracy Lermon asked if the newsletters can be shared with other people. Zoning Technician Kelli Cheney explained that these are public to everyone and feel free to share. If they wanted to be added to the email list, just email Kelli and she will get them added.

- 6) PUBLIC HEARING - 6:00 PM
 - 6.a. Byron Towne Square 4th, Block 2, Lot 4 Rezone Request - Chair Duane Quam stepped away at 6:07 PM to avoid any conflict of interest. Chair Duane Quam works for the City Attorney who is writing the legal documentation for the Byron 47 project.

Motion made by Tracy Lermom second by Brian Frank to open the Public Hearing at 6:08 PM. Motion carried unanimously.

Zoning Technician Kelli Cheney explained that Byron 47 is an entity that is proposing to build a 47 unit market rate apartment complex in Byron. There is currently a purchase agreement between the City of Byron and Byron 47 with some conditions. One of the conditions being a rezone of the proposed lot. Right now with the lot being zoned as a PRD-R2, that only allows for a max density of 33 units. Rezoning the lot to a PUD-R3 will allow up to 53 units.

Chad Behnken, a representative for Byron 47, thanked everyone for the consideration and is happy to help out in any way he can. No other public comments were made.

Motion made by Brian Frank second by Tracy Lermom to Close Public Hearing. Motion carried unanimously.

Motion made by Brian Frank second by Tracy Lermom to recommend to the City Council to approve the request to rezone Byron Towne Square 4th, Block 2, Lot 4 from a PRD-R2 to a PUD-R3. Motion carried unanimously.

Justin VanLaere turned the meeting over to Chair Duane Quam.

7) GENERAL BUSINESS

8) UNFINISHED BUSINESS

9) NEW BUSINESS

- 9.a. Replat - Woelfel Estates 3rd - Bill Angerman, city engineer, went over the items they noticed on the plans and the corrections they are requiring. Justin VanLaere asked if there would be any changes with the potential Highway 14 overpasses. Bill Angerman stated the only changes being proposed is where the Country Club Rd meets Highway 14 which will be removed. Angerman also mentioned that Country Club Road will eventually connect to County Road 5 as a backage road but these changes do not interfere with this replat. Brian Frank stated that the plat shows the one lot being split into two and it appears they have dedicated another lot, Outlot C, as right-of-way. Is this correct and can they do that during a replat process? Bill Angerman said it is correct and it can be done through a replat process.

To approve the Replat with the following conditions;

1. Corrections needed by the City Engineer
2. Signed Development Agreement
3. All fees associated with the replat and development agreement.

Motion made by Justin VanLaere second by Tracy Lermom to recommend to the City Council to approve the plat with the above noted conditions. Motion carried unanimously.

10) PUBLIC COMMENTS - Called for 3 times by Chair Duane Quam.

11) ADJOURN - Motion made by Brian Frank second by Tracy Lermom to Adjourn at 6:25 PM. Motion carried unanimously.