

A. CALL TO ORDER - Turnquist called the Comp Plan Special Meeting to order on May 1, at 6:00 PM, in the basement of the New Germany City Hall.

In Attendance: Ty Turnquist, Julie Aarsvold, Nick Hartwig, Jessica Heuer, and Twyla Menth.

Visitors: Lois Jopp, Kevin Grove, Kevin Latzig, Brian Klingelhutz, and Matt Mueller.

B. APPROVAL OF AGENDA – Hartwig moved and Aarsvold seconded approval of the May 1, 2018 Planning Commission Special Meeting. The motion carried, unanimously. 3/0 (Heuer not present).

C. APPROVAL OF MINUTES – Aarsvold moved and Turnquist seconded approval of the April 24 Planning Commission Public Hearing on the 2040 Comp Plan minutes as printed. The motion carried, unanimously. 3/0 (Heuer not present).

D1. Planning Commission reviewed the application received for the Planning Commission; Lois Jopp. PC asked the new applicant a few questions. Aarsvold moved and Hartwig seconded approving the Lois Jopp application to the Planning Commission; PC will recommend to Council for final approval. The motion carried, unanimously. 4/0 (Heuer present).

D2. Discussion began on the 2040 proposed future land use. Turnquist gave a brief overview to what was discussed at the Public Hearing and why we need another meeting (lack of members at Public Hearing to make a decision) and what decisions will be needed tonight.

1. Lois Jopp land is now R1 in future plan is mixed use; discussion began and after discussion it was decided it will remain as mixed use. Lois Jopp was asked several times if she agreed or would like it back to R1 and Lois agreed to the mixed use as shown on the future 2040 Comp Plan map. Lois was asked one more time if she had any issues with mixed use; she agreed to mix use.

2. MN Inboard Manning Street lots are currently zoned R1; there are 4 water/sewer stubs available and four houses could be built if the lots were subdivided. MN Inboard does have a purchase agreement on the lots and would like them to stay as proposed in the 2040 Comp Plan; Industrial/Utility. Matt Mueller with MN Inboard explained they are outgrowing their current location and more space is needed. Mn Inboard has had a 300% growth, the entire service department is now located at this facility. They have explored options of annexation of other possible available land; these lots are build ready and that fits them better at this time. Discussion continued on use of lots as R1 or Industrial/Utility.

3. They have the land that MN Inboard purchased from the City of New Germany labeled at Institutional this will need to be changed to Industrial/Utility.

4. Montgomery land located directly to the south of City Hall and continues through the woods into field running south or behind the homes on the east side of County Road 33 S. This land is currently labeled R1, R2 and Agriculture. The future or proposed is Agriculture on the entire land; reason being is the pond capacity issue; which could not support this all being R1. There are a few options for this land;

A. Leave as the future map shows: Agriculture and change the current solar wholesale ordinance.

B. Leave as Single Family R1, Multi Family R2 and Agriculture as in the current comp plan and make a note in the 2040 as sewer staging post 2040.

Discussions began and questions were asked and answered. After a lengthy discussion Turnquist closed the forum.

Aarsvold moved and Heuer seconded to leave as Agriculture in the 2040 future land use and to entertain Council on changing the Solar Ordinance to address wholesale solar in Agriculture land. The motion carried, unanimously. 4/0

E. Adjournment – Turnquist closed the Planning Commission Special meeting at 6:48 PM. The motion carried, unanimously. 4/0

Respectfully submitted by: Twyla Menth _____