



Meeting Agenda
City of Mora, Planning Commission
5:30 p.m. Monday, June 12, 2023
Mora City Hall

Mora City Hall
101 Lake Street S
Mora, MN 55051
Kanabec County,
Minnesota

City of Mora Code of Ordinances, Chapter 32: The role of the Planning Commission is to serve the City Council in an advisory capacity on matters relating to citizen requests for action, zoning changes and review, Comprehensive Plan reviews, capital improvement reviews, and other actions as deemed necessary to carry out the functions of a pro-active Planning Commission.

1. Call to Order
2. Oath of Office:
Lance Strande will pledge the oath of office for a three-year term expiring Dec. 31, 2025
3. Roll Call: Jody Anderson Sheldon Shepard Lance Strande
 Sara Treiber Tim Dahlberg
4. Adopt Agenda *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*
5. Minutes
 - a. Approve minutes from May 8, 2023
6. Open Forum
(Individuals may address the committee about any item not contained on the regular agenda. There is a maximum of fifteen (15) Minutes set aside for open forum. A maximum of three (3) minutes is allotted per person. The Planning Commission will take no official action on items discussed at the forum, with the exception of referral to staff for future report.)
7. Public Hearings:
 - a. Rezoning Request: I-1 to B-2
 - i. Recommend approval/denial of request
8. Other Business (none)
9. Reports
(In addition to the items listed below, each board and staff member will be given the opportunity to share information.)
10. Adjournment
The next meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, July 10, 2023**

City of Mora Planning Commission
Minutes
5:30 p.m. Monday, May 8, 2023
Mora City Hall, 101 Lake St, Mora, MN 55051

Pursuant to due call and notice thereof Sheldon Shepard called to order the regular meeting of the Planning Commission at 5:31 p.m. Monday, May 8, 2023, in the Mora City Hall council chambers.

- 2. Oath of Office:** Lance Strande was absent and therefor did not take the Oath of Office.
- 3. Roll call:**
Commissioners present: Sheldon Shepard, Sara Treiber, Tim Dahlberg, Jody Anderson
Commissioners absent: Lance Strande
Staff present: City Administrator Glenn Anderson, Community Development Director Kirsten Faurie
Guests present: Eric Tennessen (Green2 Energies), Dan Voce (ISD 332)
- 4. Adopt Agenda:** MOTION made by Treiber, seconded by Dahlberg and unanimously carried to adopt the agenda as presented.
- 5. Approval of Minutes:**
 - a. MOTION made by Treiber, seconded by Dahlberg and unanimously carried to approve the February 13, 2023 minutes as presented.
- 6. Open Forum:** No one spoke during open forum
- 7. Public Hearings:**
 - a. 118 9th St. Conditional use Permit request for a Roof-Mounted Solar System:
Shepard opened the public hearing at 5:53 p.m. The Commission heard from Mora Public Schools Superintendent Dan Voce who explained their intent to install a solar array on the roof of the school. Shepard closed the public hearing at 5:37 p.m.
 - i. Voce and Eric Tennessen of Green 2 Energies explained and answered questions regarding the positioning and location of the array. MOTION by Treiber to approve Resolution No. PC2023-0511, seconded by J. Anderson and unanimously carried.
 - b. 200 9th St. Conditional use Permit request for a Roof-Mounted Solar System:
Shepard opened the public hearing at 5:44 p.m. After calling for comments, which there were none, Shepard closed the public hearing at 5:46 p.m.
 - i. MOTION by Dahlberg, to approve Resolution No. PC 2023-0512 seconded by J. Anderson and unanimously carried.
- 8. Other Business:** None
- 9. Reports:** None
- 10. Adjournment:** MOTION to adjourn by Dahlberg, seconded by Treiber, and unanimously carried to adjourn the Planning Commission meeting at 5:50 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, June 12, 2023.**

Commission Chair

Attest: _____
Kirsten Faurie,
Community Development Director



MEMORANDUM

TO: Planning Commission
FROM: Kirsten Faurie, Community Development Director
SUBJECT: Public Hearing to Consider a Rezoning Request of I-1 to B-2
MEETING DATE: June 12, 2023

SUMMARY

The Planning Commission will conduct a public hearing in consideration of a request to rezone a property from I-1 Limited Industrial District to B-2 General Business District.

SITE INFORMATION

Property Owners: Preferred Properties & Management, City of Mora, Mitchell Lahr
Applicants: Preferred Properties & Management
Location: Properties along the east side of Highway 65 from 510 Hwy. 65 N. to 706 Hwy. 65 (see attached map)
Current Zoning: I-1 Limited Industrial District
Proposed Zoning: B-2 General Business District
Adjacent Zoning: North: B-2 General Business District
South: B-2 General Business District
East: I-1 Limited Industrial District
West: R-1 Single Family Residential District
2021 Comp Plan Designation: Industrial
Size of Subject Area: Approx. 5 Acres

BACKGROUND INFORMATION

The property located at 510 Hwy 65 N. is currently zoned I-1 Limited Industrial District and the property owner has requested the property be rezoned to B-2 General Business District. If the rezoning is approved, the property owner has indicated they would continue to operate business similar to how Mora Marine had (marine service and storage), with the addition of boat and trailer sales, and used car sales. Staff finds this proposed use of the property is suitable for the B-2 district.

Staff recommends extending the area to be rezoned north of 510 Hwy 65 until it adjoins the existing B-2 district to the north, thus creating a business corridor along Hwy 65. This is consistent with the general zoning pattern throughout the city and creates a desirable buffer between Industrial and residentially zoned areas.

Other properties affected by the rezoning are:

- PID 22.00335.00 owned by the city of Mora which is wetland;
- PID 22.0335.00 owned by Mitchell Lahr which is currently zoned B-2 on the north half, I-1 on the southern half; the existing use of this site is a single-family residence (a legal non-conforming use.)

Per Zoning Code § 150.038 it is the responsibility of the Planning Commission to make a recommendation and the City Council to make its determination on the request for rezoning based on

the objective findings and established policies of the city. To assist the commission and council in their decision making, staff has provided proposed findings:

- Criteria #1 The proposed rezoning is consistent with the goals, objectives and policies of the Comprehensive Plan.
- Finding #1 The proposed rezoning meets the 2021 Comprehensive Plan’s Land Use goal to “Guide development in a manner which prevents land use conflicts and development inefficiencies while maintaining property values.” The Comprehensive Plan Land Use Map currently designates the subject area as “industrial”; the area to the north is designated as “Residential/Commercial transition.” Rezoning this area to General Business District is a compatible land use with the neighboring Business, Industrial and Residential uses.*
- Criteria #2 The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property.
- Finding #2 Existing B-2 General Business Districts to the north and south makes the proposed rezoning compatible with the character of the surrounding area.*
- Criteria #3 The proposed rezoning will not have an adverse effect on the value of adjacent properties.
- Finding #3 There is no evidence to suggest that the proposed rezoning will have any adverse effect on the value of adjacent properties.*
- Criteria #4 The subject area proposed for rezoning is adequately served by public facilities and services.
- Finding #4 The subject area is currently served by municipal water, sewer, electric and all other public facilities and services.*

A public hearing notice was published in the *Kanabec County Times* June 1st, and notices were sent to all property owners within 350’ of the subject properties. Staff did not receive any comments in opposition to the rezoning request.

OPTIONS & IMPACTS

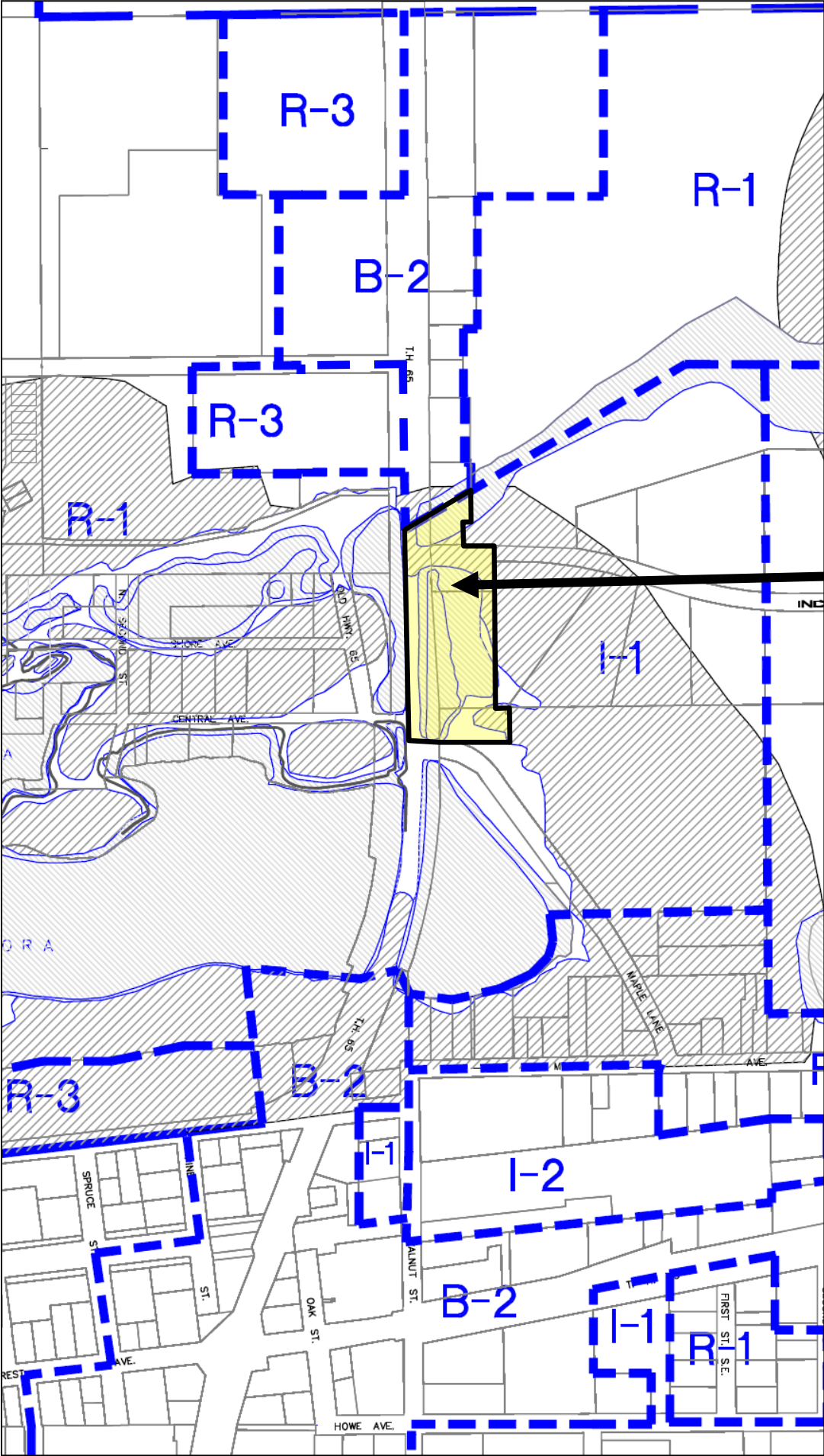
1. Recommend approval of the rezoning
2. Recommend denial of the rezoning
3. Make no recommendation at this time, deciding to either continue the public hearing for additional public comment or table the request for further consideration. The 60-day review period for this request expires on July 22, 2023.

RECOMMENDATION

Motion to recommend approval of the rezoning of the subject area from I-1 Limited Industrial District to B-2 General Business District.

ATTACHMENTS

1. Location map
2. Resolution No. PC2023-0611



Proposed area
to be re-zoned
B-2 General
Business
District



RESOLUTION NO. PC2023-0611

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,
RECOMMENDING APPROVAL OF THE REZONING OF PROPERTY FROM I-1 LIMITED INDUSTRIAL
DISTRICT TO B-2 GENERAL BUSINESS DISTRICT**

WHEREAS, Preferred Properties & Management, applicant, submitted an application dated received May 23, 2023 and considered complete on May 23, 2023 for the rezoning of property from I-1 Limited Industrial District to B-2 General Business District; and

WHEREAS, the subject site is located along the east side of Highway 65 from 510 Hwy. 65 N. to 706 Hwy. 65; and

WHEREAS, the subject site, with adjacent public right-of-way, is approximately 5 acres in size and includes properties are described as:

Parcel #22.02130.00; Parcel #22.00335.00; the portions of Parcel #22.00370.00 currently zoned I-1; and the area of public right-of-way starting at the SE corner of Parcel 22.0335.00, thence northerly to North Industrial Park Road, thence westerly to Highway 65, thence southerly to the NW corner of Parcel #22.00335.00, thence easterly to the point of beginning.

WHEREAS, notice was provided and on June 12, 2023, the Planning Commission conducted a public hearing regarding this application, at which it heard from the city staff and invited members of the public to comment; and

WHEREAS, the Planning Commission considered several criteria for rezoning and made the following findings:

- | | |
|-------------|--|
| Criteria #1 | The proposed rezoning is consistent with the goals, objectives and policies of the Comprehensive Plan. |
| Finding #1 | The proposed rezoning meets the 2021 Comprehensive Plan's Land Use goal to "Guide development in a manner which prevents land use conflicts and development inefficiencies while maintaining property values." The Comprehensive Plan Land Use Map currently designates the subject area as "industrial"; the area to the north is designated as "Residential/Commercial transition." Rezoning this area to General Business District is a compatible land use with the neighboring Business, Industrial and Residential uses. |
| Criteria #2 | The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property. |
| Finding #2 | Existing B-2 General Business Districts to the north and south makes the proposed rezoning compatible with the character of the surrounding area. |
| Criteria #3 | The proposed rezoning will not have an adverse effect on the value of adjacent properties. |
| Finding #3 | There is no evidence to suggest that the proposed rezoning will have any adverse effect on the value of adjacent properties. |

- Criteria #4 The subject area proposed for rezoning is adequately served by public facilities and services.
- Finding #4 The subject area is currently served by municipal water, sewer, electric and all other public facilities and services.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, that the Planning Commission hereby recommends approval of the rezoning of said properties from I-1 Limited Industrial District to B-2 General Business District as requested.

Adopted by the Planning Commission of the City of Mora, Minnesota, this 12th day of June 2023.

Sheldon Shepard _____
Lance Strande _____
Jody Anderson _____

Sara Treiber _____
Tim Dahlberg _____

Sheldon Shepard
Chair

ATTEST: _____
City of Mora