

City of Mora Planning Commission
Minutes
5:30 p.m. Monday, October 2, 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 5:35 p.m. Monday, October 2, 2023, in the Mora City Hall council chambers.

2. Roll call:

Commissioners present: Sheldon Shepard, Tim Dahlberg, Jody Anderson and Lance Strande

Commissioners absent: Sara Treiber

Staff present: City Administrator Glenn Anderson, Community Development Director Kirsten Faurie

3. Adopt Amended Agenda: MOTION made by Dahlberg, seconded by Strande and unanimously carried to adopt the agenda as presented.

4. Approval of Minutes: MOTION made by J. Anderson, seconded by Dahlberg and unanimously carried to approve the Sept. 11, 2023 minutes as presented.

5. Open Forum: No one spoke during open forum

6. Old Business: J. Anderson asked for an update on Maple Avenue East's commercial truck traffic. G. Anderson reported that "TRUCK ROUTE" signs have been placed, directing trucks away from Maple Avenue East. Staff has not heard any complaints from the street's residents since the September 19 City Council meeting.

7. Public Hearings:

a. Conditional Use Permit (CUP) Request for solar system at 413 Cardinal St. Shepard opened the public hearing at 5:38 p.m. Faurie presented the CUP request by Solcius (applicant) and Robert Gilbert (property owner) to allow a Solar Energy System to be located in the R-1 Single Family Residential District. Faurie noted that this solar array was smaller than similar ones recently approved by the Planning Commission. Staff had no concerns about the project; a nearby property owner had submitted a letter in support of the project. The Planning Commission members expressed no concerns for the project. Shepard closed the public hearing at 5:42p.m.

i. MOTION by J. Anderson to approve Resolution # PC 2023-0911, seconded by Dahlberg and unanimously carried.

8. Other Business:

a. Preliminary discussion regarding dog training facility In the B-1 District: Faurie explained that a new dog-training business is interested in opening in the B-1 District. The City's ordinances contain guidance for pet shops, pet grooming, veterinarian clinics and kennels, but not specifically for dog training. Faurie asked for direction regarding how the Planning Commission would prefer a possible ordinance change to include dog training services in the B-1 District. After discussion, the consensus of the commission was they would prefer dog-training to be added to B-1

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permitted uses if it did not include overnight stays; if training included overnight stays it should be a conditional use. The commission encouraged Faurie to do additional research regarding the number of animals served, and how other cities manage noise and odor issues of pet-related businesses.

- b. Preliminary discussion regarding former Mora High School site Faurie explained that the former Mora High School at 400 Maple Ave. East will soon be demolished and the school district intends to sell the land. Faurie has had some preliminary discussions with the school board and is proposing they attempt to sell the site through a Request for Proposal process. While the decision on who to sell the land to is ultimately up to the school board, Faurie is willing to assist the school in marketing the site in the hopes of securing interest from a quality developer and guiding a coordinated, unified housing development. In marketing the site, Faurie asked if the Planning Commission would consider some flexibility in use of the site. The site is currently zoned R-1 Single-Family Residential District and R-3 Multiple Dwelling District. The Commission noted that the priority for the area is housing, but indicated it would consider proposals for commercial development on some portions of the land.

The Commission further discussed the effects of the new high school addition on 9th Street. J. Anderson noted that the school's athletic tournaments seem to be bringing more customers to downtown businesses.

- 9. **Reports:** Faurie reported she anticipates a number of projects to be on the agenda of the November 13 Planning Commission meetings, so please plan to attend. Faurie has started conversations with the City Attorney regarding a review of city ordinances when the Planning Commission has little other business. Faurie also announced that a property developer has expressed serious interest in the vacant city lot in downtown Mora known as the Downtown Commercial Corner or former Feed Mill site. The developer will be bringing his proposal to the Mora EDA at their Nov. 7 meeting.

- 10. **Adjournment:** MOTION to adjourn by Dahlberg, seconded by Strande, and unanimously carried to adjourn the Planning Commission meeting at 6:14 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, November 13, 2023.**

Commission Chair

Attest: _____

Kirsten Faurie
Community Development Director