

AGENDA  
PLANNING COMMISSION  
May 30, 2023

**5:30 PM**

- 1) Call to Order/ Roll Call
- 2) Approve 04/25/23 meeting Minutes

**NEW BUSINESS**

- 1) HGL Properties dba Wadena Village - Review and discuss ROW encroachment for a recommendation to the City Council.**

I have been working with the new owners of Wadena Village to improve the quality and quantity of the housing available on their property. They are proposing to replace the mobile homes adjacent to 3<sup>rd</sup> street NE with newer models, but due to the encroachment I cannot issue a permit as the homes do not meet the setback requirements. I have consulted with the city attorney regarding options, and since the encroachment has been allowed historically for decades, he feels the best resolution is to have the Planning Commission recommend to the City Council to enter into a Use Agreement for the west 10' of 3<sup>rd</sup> Street NE. This would allow a continuation of an existing non-conforming use while also benefitting the community with better quality housing by upgrading the homes to more modern and aesthetically pleasing units. Without an agreement, the property owners have no choice but to continue to use the existing homes as “grandfathered”, which are not

energy efficient, nor are they aesthetically pleasing for the neighborhood.

With the need for more quality housing and the fact that this action will not increase a non-conforming use, and will continue the work of the owners in improving the quality and appearance of the neighborhood, I support approval of a recommendation by the Planning Commission to the City Council to enter into a Use Agreement for this property as drafted by the city attorney.

### **UNFINISHED BUSINESS**

- 1) **Astera Legacy Plat** - Review the final plat and make a recommendation to the City Council.

I have reviewed the draft of the final plat and it is complete, including all required information. Some of the names for the required signatures will need to be updated to reflect the current persons in the position and I have provided the surveyor with the correct names.

I support a recommendation to the City Council to approve the final plat so we may obtain the proper signatures and have the plat recorded.

Next Meeting 5:30 pm - June 27, 2023 - IF NEEDED

Adjourn