

Planning and Zoning Commission
Minutes – March 29, 2022

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, March 29, 2022, at 7:00pm with the following members present: Chairman Jerry Chaon (by phone), Commissioners Ben Oien and Mike Pederson.

Absent at roll call: Commissioner Dave Gillespie & Commissioner Tanya Iverson

Also present: Public Works Director Chris Krogmann and Assistant Finance Officer Tiffany VanDeKieft

Visitors: Doug Pederson, Sara & Phil Horstman, Cullen & Tom Rutten, Jeff Tanner, Chance Reilly, and Seth Weiland

CHAIRMAN PRO-TEM

As Chairman Chaon was not present in person but rather by phone, he asked for a volunteer for Chairman Pro-tem. Commissioner Oien volunteered. Commissioner Pederson seconded. All Ayes. Chairman Pro-tem Oien took the gavel.

CONSENT CALENDAR

Commissioner Chaon moved and Commissioner Pederson seconded to approve the consent calendar consisting of 1) Minutes from February 23, 2022; and 2) agenda. All Ayes. Motion Carried.

VISITORS TO BE HEARD

Doug Pederson spoke to the Commissioners about the proposed replat he would like to do at his properties in the area of Eighth Street, South Main Street, and South Broadway Street. Assistant Finance Officer VanDeKieft advised that City Engineer Myron Adam had indicated that Pederson would need to apply for a variance for the two lots the survey is proposing that are less than required.

PUBLIC HEARING – CONDITIONAL USE – DAKOTA WASH/SARA HORSTMAN – ELECTRONIC SIGN

This being the time and place for the hearing for the conditional use request from Dakota Wash/Sara Horstman for an electronic sign, Chairman Pro-tem Oien opened the hearing.

Sara Horstman with Dakota Wash spoke about the proposed electronic sign.

Chairman Pro-tem Oien asked for proponents to the issue. Hearing none, Chairman Pro-tem Oien asked for opponents to the issue. Hearing none, Chairman Pro-tem Oien closed the hearing.

Discussion relating to the location of the signpost as well as the direction the sign is going to face ensued.

Commissioner Chaon moved and Commissioner Pederson seconded to approve the conditional use request from Dakota Wash/Sara Horstman for an electronic sign with no additional conditions. All ayes. Motion carried.

SIOUX RIVER SPORTSMAN'S CLUB – IMPROVEMENT TO CITY LAND

Chance Reilly presented the plans for an open face shed for a shooting shelter to be located at the Sioux River Sportsman's Club. This will be Chance's Eagle Scout project. Commissioner Pederson

moved and Commissioner Chaon seconded to recommend approval of the open face shed/shooting shelter at the Sioux River Sportsman's Club to the City Commission. All ayes.

Commissioner Gillespie entered the meeting.

RUTTEN – INFORMATION REGARDING PROPOSED DEVELOPMENT

Cullen Rutten presented the development they are proposing on the east side of the Gate City property. They are proposing 17 slab-on-grade homes at approximately 1000 sq ft, each with 2 bedrooms, 2 bathrooms, and a 2-car garage. They are proposing that the frontage lot width be 50' rather than the required 66' as well as a lesser street width with no sidewalks and no street parking. They said the road would be asphalt and that it would be private and maintained by an HOA. They said the HOA would also cover street maintenance, sewer maintenance (lift station), lawn, snow, and garbage services. They are hoping to start as soon as possible and have them built by the end of the year. Due to minimum City requirements not being met on the front width, a planned development district may need to be considered for the development so AFO VanDeKieft will work with SECOG to work out the details. No action was taken as City Engineer Myron Adam had indicated prior to the meeting that the concept plan presentation is just for review purposes only.

CONTINUED DISCUSSION ON PROPOSED ORDINANCE RELATING TO ARTIFICIAL TURF

AFO VanDeKieft presented the proposed ordinance with revisions suggested at the previous meeting. Commissioner Gillespie moved and Commissioner Pederson seconded for staff to proceed with the process of ordinance and hearings. All ayes.

DIALOGUE:

Discussion ensued regarding a question received from a citizen about the possibility of a grain bin gazebo. It was determined that it would need a variance request with a site plan and pictures. Also, it was mentioned that the next meeting is scheduled for April 26th.

ADJOURNMENT

Commissioner Oien moved and Commissioner Gillespie seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer