

Planning and Zoning Commission
Minutes – September 26, 2023

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, September 26, 2023, at 7:00pm with the following members present: Chairman Jerry Chaon, Commissioners Tanya Iverson, Karen Leffler, and Mike Pederson. Absent at time of roll call: Commissioner Ben Oien.

Also present: Assistant Finance Officer Tiffany VanDeKieft.

CONSENT CALENDAR

Commissioner Leffler moved and Commissioner Pederson seconded to approve the minutes from August 29, 2023, and approve the agenda. All Ayes. Motion carries.

VISITORS TO BE HEARD

None

Commission Oien entered the meeting.

REZONE HEARING – CRAIG & KARI WINQUIST, 812 EAST FIFTH STREET

This being the time and place for the rezone request from Craig & Kari Winquist for a rezone at 812 East Fifth Street from General Business to Residential, Chairman Chaon opened the hearing as the Planning & Zoning Board.

No one abstained.

Chairman Chaon invited Craig Winquist to the podium to discuss their request. Craig explained that they are proposing two four-plexes on the middle three lots with entry both at the alley and street level. He showed the topography to the Board & mentioned that they would like to remove the motel yet this year.

The Commissioners asked several questions. When asked what direction the apartments would be, Craig answered that they would face Highway 18 & the alley with egress windows on the east & west. When asked about parking, Craig indicated that there would be no garages, just parking spots & ensured there would be at least 16 parking spaces as required by our regulations. When asked about snow removal, Craig said that it would continue as it has been. When asked about why they aren't requesting to have their eastmost lots rezoned also, Craig responded that it's mainly for flexibility as they may want to sell the lots as retail later but that it could allow for possible expansion in the future. When asked about grading to adjacent properties, Craig replied there will be a retaining wall on the west side and tile & grading will be done for water flow.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Iverson seconded to recommend approval to the City Commission on this rezone. All ayes. Motion carries.

SUGGESTIONS FOR ZONING REGULATIONS RELATED TO ACCESSORY BUILDINGS & SHOUSES

The Commissioners discussed the proposed changes regarding accessory buildings & shouses. They agreed the proposed changes were sufficient but mentioned to make sure to include that even if a different type of roof were to be put than a shipping container or pod-type storage that they would not be allowed as accessory buildings.

Commissioner Iverson moved and Commissioner Pederson seconded to have staff proceed with the ordinance process with the proposed changes discussed. All ayes. Motion carries.

DIALOGUE

Chairman Chaon declared that the next meeting will be October 24, 2023, instead of the regularly scheduled date of October 31, 2023.

ADJOURNMENT

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

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer