

City of Milaca Planning Commission

December 5, 2022 – 6:00 pm

1. Members present: Hayden Hultman, Brett Freese, Brad Tolzman Laurie Gahm, Arla Johnson, Pam Novak; Members absent: Joel Millam
2. Others present: Phil Carlson, City Planner; Tammy Pfaff, City Administrator; Dolores Katke, Norris Johnson, City Council Representative; and Milaca citizens (see attached list)
3. Motion made by Arla Johnson and seconded by Laurie Gahm to accept October 11<sup>th</sup>, 2022 Secretary minutes, motion carried.
4. Public Hearing/New Business, opened at 6:02pm –
  - a. Rezoning application from Eric and Jill Hardy at 420 10<sup>th</sup> St. NE to multi-family development.
    - a. Citizen's Discussion
      - i. Brenda Follmuth – Brought up the question of whether there is truly an apartment shortage in Milaca and if a housing study has been done; Tammy Pfaff confirmed there is a housing shortage per a housing study. Worry of high density of housing and the potential for an increase in crime.
      - ii. Dean Dehart – Voiced concerns regarding the objection for apartments in his backyard and mentioned moving to the area for the solitude of his yard and the area.
      - iii. Denise M. – Concerned about decreased property values.
      - iv. Brad Weitgenant – Expressed concerns regarding water run-off, installation of holding ponds, the accessibility and accommodation of the current city water and sewer systems.
        1. To all of these questions and concerns, Tammy Pfaff confirmed all has been discussed with City Works and all utilities will allow for this establishment.
      - v. Angela Garatt – Studied the current land use plan and questioned some of the items requested for the rezoning application.
    - b. With no other Citizen's Discussion warranted, Public Hearing was closed at 6:43pm.
  5. Much discussion was had between commissioners and Phil Carlson. Based on Findings of Fact for Approval, as noted below, it was decided there was no reason to deny the request for the rezoning.
    - a. The lot at 420 10<sup>th</sup> St. NE is situated between a single family residential neighborhood on the west and industrial land and use to the east, south, and north.
    - b. The proposed zoning designation as R-3 Multiple Family Residential provides a buffer and transition between the abutting land uses, a desirable land use pattern.
    - c. The city's Future Land Use Plan and Zoning Map should be in conformity. Amending the Future Land Use Plan to H-D High Density Residential to match the requested R-3 Zoning is appropriate.
    - d. There is a need for more multi-family housing in Milaca, which this property could help provide.

- e. The request satisfies the factors for rezoning in section 156.150 (D) of the Milaca Zoning Code.
  - f. A motion was made by Brett Freese and seconded by Laurie Gahm to approve the rezoning as presented. All voted in favor, aside from one member. Motion carried.
  - g. This manner will be taken to the City Council Meeting on December 14<sup>th</sup>, 2022 for final approval.
6. With no further business to be discussed, Motion made by Arla Johnson, seconded by Laurie Gahm to adjourn. Meeting adjourned at 7:00pm.

Respectfully submitted,

Pam Novak