

Pursuant to due call and notice thereof a meeting of the Planning Commission in and for the City of Albany, Stearns County, Minnesota, was called to order by Chairman John Harlander at 6:30 o'clock in the evening on Monday, December 3, 2012 in the Council Room at 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Will Seiler, Joseph Gilk, Joseph Wedel, and Todd Horton. None were absent. Councilor John Greer, Planning Commission Liaison, was present for the meeting.

Chairman John Harlander called for any additions or corrections to the minutes of July 2nd and hearing none declared them to be approved.

No members from the public were present for the meeting.

Pursuant to due notice, at 6:30 PM, Chairman John Harlander called the public hearing into session on a request by Joe Peternell, 320 Midland Avenue, to rezone the property from Core Commercial (C1) to Residential (R1). Mr. Schneider noted that a proper notice was published in the Albany Enterprise on November 21st and no written comments were received. Mr. Schneider informed the Commission that the buyer's mortgage company will not approve the sale being the property is located within a Core Commercial (C1) Zone. Mr. Schneider noted that there are several residential homes south of Midland Avenue between 3<sup>rd</sup> Street and 8<sup>th</sup> Street that are located within the commercial zone, but there have only been a few circumstances where zoning has been an issue with a mortgage company. Mr. Schneider also noted that several homes within the commercial zone abut existing businesses and at some point in time, the business may expand and remove the residential structure resulting in the property being zoned correctly. Mr. Gilk noted that he would not be in favor of rezoning other residential properties at this point in time and would review each request to rezone on a case by case basis. Chairman John Harlander closed the public hearing at 6:40 PM. After due discussion, a motion was made by Joseph Gilk and seconded by Todd Horton to recommend to the Council that the request by Joe Peternell, 320 Midland Avenue, to rezone the property from Core Commercial (C1) to Residential (R1) be approved. All voted for the motion and it carried.

Mr. Schneider informed the Council that Chairman John Harlander was elected as a City Councilor for a four-year term beginning January 1<sup>st</sup>, whereby he will have to step down as a Planning Commission member. Mr. Schneider noted that there are two years remaining on his five-year term on the Planning Commission. Mr. Schneider presented to the Council an application for those interested in becoming a Planning Commission member and recommended that a notice be published in the local newspaper. Mr. Schneider informed the Commission that Mr. Harlander was appointed to the Planning Commission in February 1992. After due discussion, a motion was made by Will Seiler and seconded by Todd Horton to authorize Mr. Schneider to publish a notice in the local newspaper soliciting a new Planning Commission member for a two-year term and approval of the application form to become a Planning Commission member. All voted for the motion and it carried.

Mr. Schneider informed the Commission that the Planning Commission term of Mr. Wedel will expire at the end of the year; whereby if interested in reappointment by the Council, the new term would be a five-year term. Mr. Wedel informed the Commission that he has enjoyed being a member of the Commission and if the Council so chooses to reappoint him as a member, he would graciously accept.

Chairman John Harlander adjourned the meeting at 6:50 PM.

Tom Schneider  
Clerk/Adm.