

**CITY OF PARK RAPIDS
REGULAR MEETING
PLANNING COMMISSION
APRIL 26, 2021, 6:00 p.m.
Park Rapids City Hall, 212 Second Street West
Park Rapids, Minnesota**

1. CALL TO ORDER: The April 26, 2021, Regular Meeting of the Park Rapids Planning Commission was called to order at 6:00 p.m. by Vice Chair Newman.

2. ROLL CALL: Present: Commissioners, Nancy Newman, Scott Hocking and City Council Member Liz Stone. Absent: Robb Swanson and Bruce Johnson. Staff Present: City Administrator Angel Weasner, City Planner Ben Oleson and Planning/Administrative Assistant Carmen L. Lockhart. Others present: Steve Larson.

3. APPROVAL OF AGENDA: A motion was made by Stone, seconded by Hocking, and unanimously carried to approve the agenda as presented.

4. APPROVAL OF WORKSHOP MEETING MINUTES OF MARCH 22, 2021: A motion was made by Hocking, seconded by Stone, and unanimously carried to approve the March 22, 2021 as presented.

5. MEET & GREET CITY PLANNER BEN OLESON: Weasner introduced Ben Oleson as the new City Planner who is contracted for six months. Oleson explained his background in zoning administration and ordinance updates and stated he does consulting work for several communities and townships. Oleson stated he is experienced in shoreland regulations for lakes and rivers and is used to working with DNR staff.

Oleson stated when public hearings are involved he will put together a report that lays out the facts and will supply whatever information you request. Oleson inquired if the commission would like his recommendation or just arguments for approving it or not approving a request. The commission members said they would appreciate that.

It was decided to reschedule Planning Commission meetings to the 3rd Thursday of the month at 5:00 p.m. to accommodate Mr. Oleson's schedule as he will be in the Park Rapids office on Thursdays from 8 am. to 2 p.m. Weasner stated Oleson is very responsive to emails and available by telephone.

6. INFORMATIONAL/DISCUSSION:

There was discussion concerning the work done on a new zoning matrix and the cost of implementing excessive changes to the ordinance. Stone requested confirmation of the impact of implementing the proposed matrix. Weasner stated it isn't an impact we need at this time and Stone agreed.

Weasner introduced Steve Larson who provided comments explaining his thoughts and concerns regarding his recent CUP application for 205 Pleasant Ave for 15 apartment units in the R-B District. The application was recommended for approval

by the Planning Commission with parking conditions but was deferred back to the Planning Commission by the City Council for specific parking requirements.

Steve Larson indicated some options to move his project forward as he cannot meet the parking requirements without destroying green space and removing trees on the property. Other options that were mentioned were rezoning to B-2; removal of three garages and using a portion of one garage for parking space; using some of the space for office use with private entrances for additional rental units. Weasner and Oleson will review and provide options and more information to Mr. Larson concerning possible courses of action for the proposed project. Mr. Larson indicated he is willing to work with staff and alternative options.

7. ADJOURNMENT: A motion was made by Stone, seconded by Hocking, and unanimously carried to adjourn the meeting at 6:45 p.m.

Vice Chair Nancy Newman

ATTEST:

Carmen L. Lockhart
Planning/Administrative Assistant