



Plan Commission Minutes  
October 18, 2021 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

---

Commission Members Present: Christopherson, Gragert, Granlund, Obaid, Seymour, Erickson, Helgeson, Brandvold, and Wolfgram

Staff Members Present: Allen, Petrie, and Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Seymour, Brandvold, Gragert, Erickson, Helgeson, and Christopherson were present in the Council Chambers. Commissioners Obaid and Wolfgram were present virtually online.
3. Commissioner Helgeson moved to approve the October 4<sup>th</sup> minutes. Commissioner Seymour seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Rehearing: Postponed by the Plan Commission  
Conditional Use Permit (CZ-2112) – Bed and Breakfast  
Mr. Petrie presented the rehearing request for a conditional use permit for a bed and breakfast located at 1510 Necessity Street. The property is currently a duplex and one side would be used for a bed and breakfast. The property size is approximately 18,920 square feet and the home was built in 1952. The property will be for three bedrooms and the short-term rental rather than a long-term rental.  
  
Russ Peloquin, owner, noted he sent letters to the surrounding seven adjacent neighbors. The tenant next door will be the manager of the property.  
  
Commissioner Christopherson moved to approve the conditional use permit with review after one year of operation and this permit could not transfer ownership. Commissioner Brandvold seconded and the motion carried. (5-4).
6. Final Plat (P-10-21) – Countrified Way  
Mr. Allen presented a request for a final plat for Countrified Way located on Christopher Drive. The final plat is consistent of the preliminary plat and would allow for 9 two-family lots and two outlots. The final plat and the developer’s agreement will be reviewed at their Council meeting on October 26<sup>th</sup>.  
  
Nick Semling, owner and developer, noted adding more affordable housing to the area and looking forward to the project.  
  
Commissioner Erickson moved to recommend approval the final plat. Commissioner Gragert seconded and the motion carried.
7. Certified Survey Map (CSM-13-21) – 1-lot CSM  
Mr. Petrie presented a request for a one-lot certified survey map. This is within the Town of Union and crosses plat lines which requires review similar to a plat. Council will review at their meeting on October 26<sup>th</sup>.  
  
No one spoke to this agenda item.  
  
Commissioner Helgeson moved to recommend approval of the CSM. Commissioner Seymour seconded and the motion carried.
8. Discussion – 2021 Work Program update  
Mr. Allen provided a fourth quarter update on the 2021 Work Program and noted potential carry-overs and new items for 2022.

Plan Commission Meeting

October 18, 2021

Page 2

9. Future Agenda Items and Announcements – Mr. Allen noted the next meeting is scheduled for November 1, 2021.
10. The meeting adjourned at 8:15 p.m.

  
\_\_\_\_\_  
Zina Obaid, Secretary