



**PLANNING COMMISSION MEETING  
WAITE PARK CITY HALL  
WEDNESDAY, AUGUST 15, 2018  
6:30 PM**

1. Pledge of Allegiance
2. Roll call
3. Approve Agenda for Wednesday, August 15, 2018
4. Rezoning – 51 11th Ave South – From R-1, Single Family Residential to B-2, Commercial/General Business District – Paul’s Auto Service, LLC.
5. Other business

**ADJOURN**

## **Agenda Item No. 4**

**Issue: Rezoning – 51 11<sup>th</sup> Ave South – From R-1, Single Family Residential to B-2, Commercial/General Business District – Paul’s Auto Service, LLC.**

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### **BACKGROUND**

This request is being processed by the City on behalf of Paul’s Auto Service, LLC, to rezone the property at 51 11<sup>th</sup> Ave South from R-1, Single Family Residential District to B-2, Commercial/General Business District. The subject property is legally described as Lots 13, 14, and 15, Block 48, Townsite of Waite Park.

The subject property is the site of a former City shop/Public Works facility, which predates the previous location behind the former Gander Mountain building and which was most recently used as a cold storage facility some time ago. Earlier this year the City issued a notice of public sale of the property and accepted sealed bids, and the City Council later approved the sale of the property to Paul’s Auto Service, LLC with the knowledge and expectation that they would be relocating their existing business from nearby (along Division Street) to the property.

The rezoning of the property is a procedural requirement which must be completed prior to any construction on the property. Although the property was an existing legal non-conforming use in an R-1 residential district, since its use had been discontinued there is no provision to allow for the auto repair business without proper rezoning. The adjacent areas are zoned B-2 commercial and the rezoning would not constitute a “spot zoning”. Paul’s Auto Service has been a good business in its nearby location and the City has had no issues or concerns with it.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning as requested.

As this request includes a public hearing component, the Planning Commission will need to hold the public hearing prior to any action on the request.

**PUBLIC HEARING**

(Chair of Planning Commission should read public hearing notice)

Public hearing was opened at \_\_\_\_\_ PM.

Motion by Planning Commission Member \_\_\_\_\_ to close the public hearing.

Seconded by Planning Commission Member \_\_\_\_\_.

(Motion approved or denied)

Public hearing closed at \_\_\_\_\_ PM.

**REQUIRED ACTION**

Conduct the public hearing taking any comments from the public and the applicant. After closing the hearing, the Planning Commission’s action could be any of the following regarding the requests.

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1. Approval of rezoning.
  2. Denial of the rezoning with findings of fact.
  3. The Planning Commission may, at its discretion and with the approval of the applicant, table the matter pending further information from the applicant that will help it render a recommendation to the City Council. An extension of the 60-day request review period as noted by State Statutes may be required.

**SUGGESTED MOTION**

Commissioner \_\_\_\_\_ moved to recommend to the City Council to *approve* or *deny* the rezoning, with the following comments (if any): \_\_\_\_\_

Commissioner \_\_\_\_\_ seconded the motion.

ROLL CALL

Commissioner Ken Schmitt \_\_\_\_\_

Commissioner Shawn Blackburn \_\_\_\_\_

Commissioner Tim Jansky \_\_\_\_\_

Commissioner Bob Zabinski \_\_\_\_\_

Commissioner Jeff Blair \_\_\_\_\_

Motion (Approved) (Denied)



## NOTICE OF PUBLIC HEARING

August 1, 2018

Dear Resident/Property Owner,

The Waite Park Planning Commission will hold a public hearing at City Hall, 19 13th Ave N at 6:30 pm or soon thereafter on Wednesday, August 15, 2018 to hear the following request:

**\*\* Request of Paul's Auto Service, LLC to rezone property legally described as Lots 13, 14, 15, Block 48, Townsite of Waite Park (51 11th Ave South) from R-1, Single Family Residential District to B-2, Commercial/General Business District.**

Details of the property location are enclosed. This property was a former old City shop/Public Works facility and was recently sold via sealed bid to the applicant, who intends to relocate their existing business from nearby to a new building on the subject property.

You are receiving this notice as you live or own property within the notification area stipulated by State Law and/or City Ordinance.

You are welcome to attend the public hearing or submit written comments pertaining to the request.

Please share with neighbors in the event they did not receive a copy.

Please feel free to contact me with any questions or comments at (320) 656-8936 or [jon.noerenberg@ci.waitepark.mn.us](mailto:jon.noerenberg@ci.waitepark.mn.us).

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Jon Noerenberg  
Planning and Community Development Director

# General Location Map - Rezoning, Paul's Auto, 51-11th Ave S - August 2018

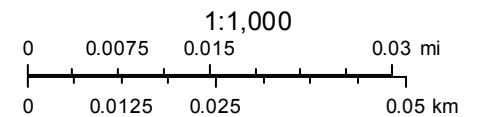


August 1, 2018

Stearns County Parcels



Municipal Boundary



SEH  
Aerial flight spring 2015  
Waite Park, SEH, Stearns County