

Pipestone, Minnesota
October 7, 2016

Pursuant to due call and notice thereof, a Special Meeting was duly held in the Municipal Building on the 7th day of October 2016. Mayor Ness called the meeting to order. Roll call was taken and a quorum was declared. Members present: Laurie Ness, Myron Koets, Jim Stout, Rodger Smidt and Kyle Caskey. Absent: None. Others present: Dale Roemmich, Lauri Fortune, Mike Ludolph, Venevieve Velde, Sharleen Ludolph, Mary Ann DeGroot, Scott Litka, Lisa Gorter, Faye Anderson, Rick Anderson, Fred Portz, Rosemarie Loose, Deb Fitzgerald, Building and Zoning Administrator Doug Fortune, and City Administrator/City Attorney Jeff Jones.

Mayor Ness stated the reason for the meeting was to consider the application of Michael Ludolph for a Conditional Use Permit. The Mayor stated in view of the fact that the Planning Commission had held a public hearing and a second session at which the public was given the opportunity to speak, she would not be taking any public comment.

City Administrator/City Attorney Jones noted that a letter from Damain Sandy had been received on behalf of Faye Anderson. A copy of the letter had been provided to the Council. The Mayor also quoted from the League of Minnesota Cities Handbook for Minnesota cities regarding issuance of conditional uses stating that conditional uses must meet the conditions of the city's ordinance and not be detrimental to the health, safety and welfare of the public.

The Mayor then asked each councilmember to state his position on the matter.

Councilmember Smidt stated he saw no adverse affect to deny issuing the conditional use permit.

Councilmember Stout stated that he felt the Planning Commission's recommendation should be followed and that the area to be permitted was zoned R-1 and should therefore not be approved.

Councilmember Caskey stated that he felt the proposed use was not consistent with the R-1 zoning.

Councilmember Koets stated he did not believe the proposed use was reasonable in an R-1 zone.

Mayor Ness state that she felt the planned use would be detrimental to the neighboring properties and impact the character of the neighborhood. She stated a concern about fumes and adverse impact on neighboring properties.

Motion was made by Koets and seconded by Caskey to support the Planning Commission's recommendation to deny the conditional use permit on the basis that the proposed use, a commercial building, would not be a permitted use in an R-1 zone and that the planned use would adversely affect and impact the character of the neighboring properties. Upon vote taken; Ayes: Ness, Koets, Stout, Caskey; Nays: Smidt, motion carried 4-1.

ADJOURNMENT

Motion was made by Stout, seconded by Smidt and unanimously carried to adjourn the meeting.

Laurie K Ness
Mayor

ATTEST:

Jeffrey R. Jones
City Administrator