

**City of Rockford, Minnesota
Planning and Zoning Commission Meeting
7:00 p.m., Tuesday, June 9, 2022**

Chair Morter called the regular meeting of the City of Rockford Planning and Zoning Commission to order on at 7:00 p.m. The meeting was held in the Council Chambers of City Hall, 6031 Main Street, Rockford, MN.

Roll call was taken and the following members were present: Cihlar, Morter and Sand. The following members were absent: Werman, Peterson-Bjorn. City Administrator / Attorney, Dan Madsen; City Planner, Dan Licht; Ben Kivisto were also in attendance.

SET AGENDA AND APPROVE CONSENT AGENDA ITEMS

MOTION was made by Sand, seconded by Cihlar, to set the agenda and accept the June 9, 2022 Regular Planning and Zoning Commission Minutes.

MOTION CARRIED – Voting in favor, Sand, Morter, and Cihlar.

NEW BUSINESS: Public Hearing, Conditional Use Permit and Variance, 5920 Tower Street.

Chair Morter opened the Public Hearing at approximately 7:10 p.m. Planner Licht explained that Natalie and Ben Kivisto purchased their home in the spring of 2021. After moving into the house, they proposed dividing the property into two separate dwelling units, each with its own separate kitchen, bathroom, exterior entrance and parking stalls. In order to accommodate their plan and request, a Public Hearing is required, as well as the approval of a Conditional Use Permit and a Variance for the property.

Members of the Planning and Zoning Commission reviewed the Resolutions and Findings contained therein, and heard from Property Owner Ben Kivisto on their plans for the conversion of their home into a two-dwelling structure. Chair Morter called for public comments and questions, noting no one was in attendance other than Ben Kivisto. Chair Morter called again for public comment, and closed the Public Hearing.

After additional discussion and review, including detailed review of the Resolutions, Motion was made by Sand, and seconded by Cihlar, to approve the Conditional Use Permit on the condition that any interior remodel of the structure to create a separate dwelling be reviewed and approved by the Building Inspector.

MOTION CARRIED – Voting in favor, Sand, Morter, and Cihlar.

Members of the Planning and Zoning commission then discussed the need for a Variance from the Ordinances regarding the requirement that an accessory apartment have three garage stalls attached to the principal building. Motion was made by Cihlar, and seconded by Sand, to approve the Variance regarding parking to allow the accessory apartment without an attached

three stall garage no the condition that a minimum of one of the existing four garage stalls be reserved and available at all times to the occupant(s) of the accessory apartment.

MOTION CARRIED – Voting in favor, Sand, Morter, and Cihlar.

After a general discussion regarding current events in the community, **MOTION** was made by Sand, and seconded by Cihlar, to adjourn the meeting.

MOTION CARRIED – Voting in favor, Sand, Morter, and Cihlar and the meeting was adjourned at approximately 8:20 p.m.

Typed this 8th day of August, 2022

Dan Madsen
City Administrator, City Attorney
City of Rockford Minnesota

Approved:

Nick Morter
Chair

Attest:

Dan Madsen
City Administrator, City Attorney