

**City of Rockford, Minnesota Planning and Zoning  
Commission Meeting Minutes  
5:00 p.m., Thursday, April 14, 2022**

The Planning and Zoning Commission Meeting was called to Order by Chairman Nick Morter at approximately 5 p.m. Commission members Shannon Sand, Craig Cihlar and Nick Morter were in attendance. Commissioner Wendy Peterson-Biorn was absent.

EDA Director / Attorney, Dan Madsen; City Planner, Dan Licht and Deputy Clerk, Amy McNellis, were also in attendance.

A motion was made by Sand, and seconded by Cihlar, to set the Meeting Agenda and approve the Minutes of the January 13, 2022 Planning and Zoning Commission Meeting.

Motion Carried: Voting in favor; Sand, Morter and Cihlar.

**Discuss Latest Tailwind Proposal**

Director / Attorney Madsen explained that Staff had received an updated proposal for the City's Lumberyard Property from Michael Sather and the Tailwind group. The proposal was reviewed by the City Council, no formal action was taken. Madsen explained that the Tailwind Project had previously been approved by the City Council and Planning and Zoning, had permit plans approved and was subject to an executed Purchase Agreement. A Development Agreement was drafted, but was never finalized. The project fell apart as Tailwind stopped communicating with City Staff, and Tailwind was in default of the Agreement. The Purchase Agreement was then terminated by mutual agreement of the Parties.

Madsen continued that after roughly two years of inactivity on that site, Michael Sather again proposed moving forward with the Tailwind project. Sather stated they had additional investors, so funding would not be an issue, and that the Tailwind group needed to build a new building in the near future. Staff and members of the Board discussed and balanced the need for development against the preferred use of the lot. Morter stated that he was not opposed to the project or development, but that he would like to see a fair market offer for the purchase of the property. Sand stated that the City had no success marketing that property for the past two plus years, and that a multi-million dollar development was certainly better than a vacant lot without prospect for development. Cihlar stated that while development was both positive and necessary, the City owned this important lot and should have more control in guiding a use for the lot that provides something needed by the community as a whole.

Since the Tailwind plan had already been approved by Planning and Zoning and the City Council, the only action that was necessary at this time was a review by the Council pursuant to the request of Michael Sather, as to whether the City wanted to re-endorse and continue the Purchase Agreement where it had been left off. No formal determinations were made as this matter was set on for discussion purposes only.

**Potential Senior Housing Project**

Director / Attorney Madsen explained that a group had approached the City with a potential Senior Housing project that could be constructed on the old Blaine Jones property across from Our Father's Lutheran Church. The conversations and discussions were very high-level, and the development group appeared to be on more of a fact-finding mission than in a position to actually move forward with development. No formal action was taken, as this matter was set on for discussion purposes only.

### **Potential Apartment Complex**

Director / Attorney discussed that the Developers of record for the old Cates property had reduced their plans from several commercial lots down to two apartment buildings. Even with this reduction in use, Hennepin County determined that a turn lane was still necessary to develop this property. The County originally required two turn lanes for safety, but upon review and additional consideration, this requirement was reduced to one turn lane. Even with this reduction, Madsen explained that development still appeared to be burdened based upon the challenges with labor, materials and overall challenges faced by the Development group. No formal action was taken, as this matter was set on for discussion purposes only.

Members of the Staff and the Board then discussed public nuisances, general development in Rockford and other routine matters involving the City and development.

Motion was then made by Cihlar, and seconded by Morter to adjourn the meeting.

Motion carried: voting in favor, Cihlar, Sand and Morter, and the meeting was adjourned at approximately 6:37 p.m.

Typed this 8th day of June, 2022.

Dan Madsen  
City Administrator, Special Counsel  
City of Rockford Minnesota