

**City of Rockford, Minnesota Planning and Zoning Commission Meeting Minutes
7:00 p.m., Thursday, October 10, 2024**

CALL TO ORDER

Chair Petersen-Biorn called the meeting to order at approximately 7:00 pm. The meeting was held in the Council Chambers of City Hall at 6031 Main Street, Rockford, MN.

ROLL CALL

Roll call was taken, and the following members were present: Chair Petersen-Biorn, Vice Chair Morter, and Cihlar. The following members were absent; Vergin. Also in attendance were City Clerk/Assistant City Administrator Debbie Buoy and Council Liaison Mike Werman. Ryan Schleper with The Giving Group was also in attendance.

APPROVAL OF THE AGENDA

MOTION was made by Cihlar, seconded by Morter to approve the agenda.

MOTION CARRIED Voting in favor, Petersen-Biorn, Morter, and Cihlar.

APPROVAL OF MINUTES

MOTION was made by Cihlar, seconded by Morter to approve the minutes of the Planning Commission meeting of May 23rd, 2024.

MOTION CARRIED Voting in favor, Petersen-Biorn, Morter, and Cihlar.

PUBLIC HEARING

6321 Main Street, Rockford PID# 113010014020

Conditional Use Permit for construction of a single-family dwelling within the floodplain

City Clerk/Assistant City Administrator Debbie Buoy stated that a new single-family dwelling is proposed to be constructed at 6321 Main Street. This lot is within the 100-year floodplain and requires a Conditional Use Permit to allow construction using alternative methods other than importing fill to raise the elevation of the structure. The proposed construction of a single-family dwelling is consistent with the policies of the Comprehensive Plan, existing neighborhood, meets lot requirements, and complies with setbacks. The single-family dwelling is required to have a finished floor elevation one foot above the regulatory flood protection elevation. The applicant has provided a survey demonstrating that access via the public alley from Elm Street complies with the requirements of the Zoning Ordinance. The plans submitted comply with the requirements of the Zoning Ordinance for construction within the 100-Year Floodplain. Approval of the requested Conditional Use Permit would be subject to the conditions of the City Planner.

Chair Petersen-Biorn opened the public hearing at 7:09 pm

Ryan Schleper representing The Giving Group presented information about the project. He stated they will use Helicals on this property and explained that process to the Commission. The Commission suggested to Ryan Schleper to have the foundation screened.

Chair Petersen-Biorn closed the public hearing at 7:21 pm.

MOTION was made by Cihlar, seconded by Morter to approve the application with the five conditions as outlined by The Planning Company.

MOTION CARRIED Voting in favor, Petersen-Biorn, Morter, and Cihlar.

NEW BUSINESS

None

OLD BUSINESS

None

COMMISSIONER UPDATES

None

CITY STAFF UPDATES

City Clerk/Assistant City Administrator Debbie Buoy gave the Commission reminders of upcoming events which included Rocktoberfest and the first annual Flannel Up Rockford sponsored by local businesses.

ADJOURNMENT

MOTION was made by Morter, and seconded by Cihlar, to adjourn the meeting at 7:32 pm.

MOTION CARRIED Voting in favor, Petersen-Biorn, Morter, and Cihlar.

Typed this 18th day of October 2024

Debbie Buoy

City Clerk/Assistant City Administrator

City of Rockford Minnesota

All meetings of the Planning and Zoning Commission are video recorded and available for viewing on-line at www.cityofrockford.org. Meeting minutes are intended to be a general synopsis of the meetings of the City Council, and more detail regarding discussions and policy considerations is provided by watching the recording of the meeting.

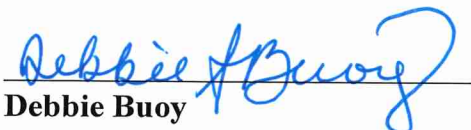
Approved:



Wendy Peterson-Biorn

Chairperson

Attest:



Debbie Buoy

City Clerk/Assistant City Administrator

City of Rockford Minnesota