

**VILLAGE OF DRESSER
PLAN COMMISSION MEETING
TUESDAY, JANUARY 9, 2018**

The meeting was called to order by Bryan Beseler at 6:00 PM. Roll Call was taken: Bryan Beseler, Elina Kuusisto, Sandy Bassett and Ann Mikl were present. A quorum was present. Jim Thanig, Karl Beaupre, and Paul Koski were all absent. Also present Jodi A. Gilbert-Clerk, Attorney Tim Laux, Sharon Hendricks, Grace Bjorklund, Josh Klocker and Jeff Krenz. No press or other public were in attendance.

Public Comments: None were stated.

Discussion was held regarding a request to review the use/zoning of the property located at 211 State Highway 35 – former Valley Motel Site. Beseler turned the meeting over to Jeff Krenz. Krenz stated I have decided to make an offer on the property. There are 15 days to do inspections with a possible closing on Feb 4th. After talking to Jodi what I want to do with the property would require a zoning change. The front building would be a commercial building with 3 residential units. The side and back buildings would be residential. The Valley Motel doesn't look nice when you drive by. I would like to put a nice front on the main building. Would like to utilize the front building in the short term as commercial/residential long term it may be commercial. The project would take 12-18 months from the design side of things. It may take longer. I am looking at a \$500,000 to \$600,000 investment. The back building would be 4 residential units. The side by the church would be 2 units. The front building would be commercial with residential on each side. Residential 2-3 buildings 2 - 800 sq feet and 3 - 1000 sq feet. Fire codes will dictate on how the layouts will work after meeting with the Building Inspector. Beseler stated my first question is – You are requesting that all 3 lots to be rezoned. A mixed use zone makes sense. The back lot is so far off the highway that would probably be residential unless the market would change. We currently have a mixed use in place for Trollhaugen. Beseler continued I wrestle with the back 2 pieces. Looking at Dresser's Comprehensive Plan and not being in favor of spot zoning. I am not in favor of removing commercial property by rezoning it. The Comprehensive Plan actually discourages residential along Hwy 35. Page 2-4. I did look at this. I wrestle back with the objective of encouraging apartments, residential, etc... and following the Comprehensive Plan. I can see both sides of this. I personally won't be supporting rezoning the front. The whole making a mix use zone I don't know – the mixed use for the Trollhaugen property would allow them to annex property in to allow for their growth. What do the other members think? May need a lot more detail – meeting setbacks, yard plans, showing what the units look like. I understand the time crunch. Krenz stated one building on the back property - nothing meets any of the setbacks. Current zone has no requirements. I don't see a lot of businesses moving into Dresser. If you take a run down building – it is more advantageous to take a vacant lot to start a new business. Will in 5-10 years will the Main Street Highway Corridor grow. I have asked around and trying to see what people think. I haven't had a whole lot of good ideas. There have been a lot of blank faces. Anything but the Motel. I own 2 houses in the Village and there are housing issues in Dresser – you go to the trailer park or Anderson Rentals and you are at \$500 or

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less otherwise you are in town homes or 4-plexes that are \$1,000 plus. There is a big void in that \$700-\$900 range. It would be an easy sell. Make the front of the main building look like commercial property. I would do it in a heart beat. 5-10 years to make the whole front building Commercial. The back building would never be Commercial. Beseler stated I may not disagree of the current conditions of Commercial or Residential property. Other properties zoned as such – whether they sat vacant or businesses moved in. If we allow Residential it will never be Commercial. I don't think it will ever turn back. Bassett stated we zoned this about 20 years ago. On the East side it was zoned Commercial and that is still all Residential. The West side coffee shop to State Street. Taking a Commercial and turning it into Residential wouldn't that be spot zoning. On the East side the Commercial has Residential behind it. In 20 years no Commercial has gone in there. As far as Residential becoming Commercial it just hasn't happened over 20 years. Why are we considering putting Residential into Commercial? Kuusisto stated in my thoughts there is no guarantee there just is not. I would like to see something happen with it. Dresser is not land locked. It's not like there are no other place to put Residential units. There are plenty of Residential lots available in Dresser. Krenz stated my concern – starting from scratch you can't hit the market of the \$700-\$900 range with a full kitchen/laundry. I would hope people would enjoy these units as a home. Commercial starting with a blank building is a better investment. It is tough for someone to start Commercial. This is an opportunity – I have been thinking about this for a year. How can you do something with it? This is the best plan with a guarantee with it being Commercial someday. I would have tenants enter from the back side and have the look from the front be Commercial. Why wouldn't an investor have it be Commercial you could get 1/3 more rent and a lot less headaches? There are Conditional Use to – mixed use districts in other communities. Beseler stated I really don't want to create a new zone. Laux stated the only possible existing zone would be a R4 – and it is not a permitted use. Could stretch to a possible conditional use. The conditional use would be single family residential and this is not what it is. Under a current zoning R4 – there is substantial doubt that the proposal could meet the requirements. Permitted uses under R4 the application would have 17.63(3). Laux stated at a point – to take this under serious consideration you would have to create a new zoning district that doesn't exist right now. This would need to be done so not to divert from the Comprehensive Plan. The Comp plan is a big stumbling block. Beseler hearing our input – short of granting it. Hearing the feeling of the board at this point. Would you like to see us create a new zoning district/comp plan? Krenz stated what does the board in Dresser want to see on that property. If someone doesn't spend some capital you will be looking at month long rental – motel rooms out by a month. The biggest thing is that this is not purely a financial point. I have the ability – architects and construction know how to stick my neck out and try to make it work. I am fine – at least take a shot at improving the property. I have researched other codes and it is not in your plan. I am offering – what would you like. Bassett stated it wasn't easy to create the zoning. Laux stated you need to take all of these things under consideration. Beseler stated the only plan I would support would be to leave the front parcel B2 rezone the back parcel – one building. Again there is in our existing ordinance yard set backs either you rezone and get a

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variance for - I don't think we need to create another Residential zone. Consider a variance. I won't support residential with long term making it commercial. It needs to stay as is per Beseler. I am aware of another bidder on the project. We are setting policy with that property. The front building is contrary to the Comp Plan. We could have some legal implications if made policy different from the Comp Plan. Laux stated it is not an over night process. There are more teeth in the Comp Plan now – since the Dept of Admin approved the Border Agreement between the Town and Village. Little can be done without consulting with the Town. Things would have to be looked at from an impact on the overall Comp Plan. Now the two Comp Plans are a foundation for two communities moving forward. Beseler I don't want to discouraged Jeff – I would be prepared to do is pretty much adjourn the meeting – leave it in your court. Pursue an avenue for the front or back parcel. I won't personally make a motion either way at this point. Ask yourself can you integrate it into my plan. You have paid for the process. I have more detail – fitting in current guidelines. More detail plan - here is what I am asking for – call another meeting and review that plan. If you want more from us tonight I don't know. That is where I am at. Krenz stated potentially on the back parcel – the front parcel denial of changing zoning. I don't want to walk away but to keep the front parcel as is – ask that 6 months ago if someone wants to do it. Beseler think about other options but you're bringing the proposal to the table. It isn't our job to figure it out - you are coming to us. It is zoned B2 Highway Commercial, not doing spot zoning. The Village has granted conditional uses in a B2 zone. That is not outside of the norm. If your proposal would have a professional building – I could support a conditional use. Krenz stated at this point I need to go back and run some things. The next step would be to call Jodi. Laux stated what the Village wants is in that book.

Any other business: The Cooperative Boundary Agreement Plan with the Town of Osceola was approved by the Department of Administration. Jim sat on that committee.

Motion Kuusisto/Bassett to adjourn the meeting at 6:42 PM.

Jodi A. Gilbert, Clerk/Treasurer

These minutes have not been approved.