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**Planning Commission Members:**  
**Jeff Bartelt, Jenny Dumdei, Eugene Johnson, Katherine King, Myron Volker**

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MINUTES OF THE CITY PLANNING COMMISSION  
CITY OF JANESVILLE, WASECA COUNTY, MINNESOTA

**MAY 19, 2015**

1. CALL TO ORDER

Myron Volker called the meeting to order at 6:02 p.m.

Members present: Eugene Johnson, Jeff Bartelt and Myron Volker

Staff present: City Planner Brandon McCabe.

Members absent: Jenny Dumdei and Katherine King

2. ELECTION OF PLANNING COMMISSION OFFICERS

Motion made by Bartelt, second by Johnson, to table the election of the Planning Commission Officers. Motion carried 3-0 (Dumdei and King absent).

3. APPROVAL OF AGENDA

Motion made by Bartelt, second by Johnson, to approve the agenda. Motion carried 3-0 (Dumdei and King absent).

4. APPROVAL OF MINUTES

Motion made by Johnson, second by Bartelt, to approve the minutes from Planning Commission meeting held on Tuesday, September 16, 2014. Motion carried 3-0 (Dumdei and King absent).

5. PUBLIC HEARING

a. ***Groh Request for Lot-Split and Dedication of Easement***

Mr. Nathan Groh, owner of the property located at 39550 E Elysian Lake Road, requests the following:

- 1) Approval of the Minor Subdivision of a 40 acre property to create two (2) parcels approximately 1.83 and 38.17 acres in size; and
- 2) Dedication of a 30 foot ingress / egress easement extending 355 feet to the newly created parcel.

McCabe presented his report stating that Mr. Groh requested a lot split to divide the agricultural and residentially used lots. McCabe stated that the City of Janesville has

subdivision control to within one-half mile of City limits and therefor the lot split needed to be reviewed by the Planning Commission. Due to the size of the lot, staff had no issues with subdividing it further.

Motion made by Bartelt, second by Johnson, to recommend to the City Council to approve the request for the lot split and dedication of easement. Motion carried 3-0 (Dumdei and King absent).

## 1. CITY PLANNER REPORT

### *a. Building Permit Report*

McCabe gave his building permit report, stating that the valuation is down approximately \$15,000 from last year. However last year at this time there was a new home permit pulled which would account for a large valuation. Therefor construction remains consistent as it currently stands.

### *b. Pearson Acres*

McCabe gave an update of work proposed in the Pearson Acres Subdivision. In 2008, a 70 acre subdivision titled Pearson Acres was proposed to be developed along N. West Street. The development would consist of over 100 residential lots and would require major road and infrastructure. The development had received approval by the City Council but was not recorded because the developer had decided against the project and a developer's agreement was not signed. Recently the developer approached the City and would like to begin platting lots in small increments. We had discussed platting the first seven (7) lots along N. West Street (see below) which do not require any road or infrastructure. City staff had directed the owner on the documents required and we are waiting to hear back.

### *c. BP Gas Station/Market Update*

McCabe state the Janesville Business Addition Plat is currently in the County Recorder's Office and received confirmation that it has been recorded. Staples & Roozen will close on the property and the City will prepare to improve the site to accommodate the new gas/market station.

## 6. OLD BUSINESS

There was no old business.

## 7. NEW BUSINESS

There was no new business.

## 8. ADJOURNMENT

Motion made by Volker, second by Johnson, to adjourn meeting at 6:15 p.m. Motion carried 3-0 (Dumdei and King absent).