



CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031

Phone (507) 238-9461

www.fairmont.org

Fax (507) 238-9469

TO: Planning Commission

FROM: Peter Bode, Planner & Zoning Official

DATE: June 2, 2022

SUBJECT: Agenda – Regular Meeting
Tuesday, June 7, 2022 at 5:30 p.m.
City Council Chambers, City Hall, 100 Downtown Plaza

1) Approval of Agenda

2) Approval of Minutes – April 5, 2022 *Page 1*

New Business

3) Public Hearing – Rezoning of 93 Acres North of George Lake & West of Holland St *Page 2-37*

Old Business

None

4) Adjournment

MINUTES OF THE FAIRMONT PLANNING COMMISSION

Regular Meeting

April 5, 2022 at 5:30 p.m.

City Council Chambers, City Hall, 100 Downtown Plaza

Members present: Ron Davison, Tom Mesich, Jon Omvig, Rin Porter, Council Liaison Britney Kawecki

Members absent: Tom Lytle

Staff present: City Administrator Cathy Reynolds, Planner & Zoning Official Peter Bode

Chair Omvig opened the meeting at 5:30 p.m.

Approval of Agenda: Motion by Mesich and second by Davison to approve the meeting agenda as presented. Motion carried.

Approval of Minutes: Motion by Mesich and second by Porter to approve the March 1, 2022 minutes as presented.

Public Hearing - Rezoning of 1800 State Hwy 15 S: Chair Omvig opened the public hearing. Bode presented a proposal to rezone 1800 State Highway 15 South, owned by Krueger Realty, to either B-1 Neighborhood Business or R-3 Single Family Residential.

Members discussed the proposal with the property owner.

There were no additional public comments.

Motion by Porter and second by Davison to close the public hearing. Motion carried.

Motion by Mesich and second by Porter to deny the request to rezone 1800 State Highway 15 South to B-1 Neighborhood Business. Motion carried.

Motion by Porter and second by Davison to approve and recommend to City Council the request to rezone 1800 State Highway 15 South to R-3 Single Family Residential. Motion carried.

Discussion - Zoning Code Update: Bode updated the Commission on staff's publication of an RFQ to choose a consultant to assist with updating the zoning code.

Old Business: *None*

Adjournment: There were no additional agenda items. Chair Omvig adjourned the meeting at 6:21 p.m.

*Respectfully submitted,
Peter Bode*



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MEMORANDUM

TO: Planning Commission
FROM: Peter Bode, Planner & Zoning Official
DATE: June 6, 2022
RE: PIN 23.037.0150 – Rezoning Application

Background

Carlson Walters Group, LLC (CWG) has applied to rezone their 93-acre parcel north of George Lake and west of Holland Street, PIN 23.037.0150, from its current designation of R-1 Single Family Residential to B-1 Neighborhood Business. The property owner plans to develop a campground on the land, with the potential future expansion of residential housing and a restaurant.

Per *City Code Section 26-36*, property owners may initiate a request to amend the City’s official zoning map for their parcel. In this case, the applicant proposes a B-1 designation as it allows for the establishment of a commercial planned unit development (PUD) as a conditional use. Campgrounds in the city are allowable with PUDs in business districts, and as conditional uses of the A Agricultural Transition district.

In 2021, staff evaluated a proposal by CWG to rezone the property to A. Staff suggested that the A district would not be consistent with the Comprehensive Plan’s guidance of the area to be Mixed Use Neighborhood (MUN). Generally, the MUN guidance does not include agricultural uses. Additionally, the A zone is primarily used to zone recently-annexed land for eventual development into residential, commercial, or industrial designations, or to preserve open area for parks or wildlife.

Comprehensive Plan

Staff recommend using the Comprehensive Plan’s guidance for the area as the Planning Commission’s foundation for evaluating the proposal. The 2040 Comprehensive Plan’s guidance of Mixed Use Neighborhood, as described on page 35 of the plan, envisions a sustainable urban village concept here. This includes small-format neighborhood commercial uses mixed with residential and institutional uses. The guidance emphasizes quality of site design, connectivity, and efficient use of infrastructure. Urban village concepts which are sustainable prioritize use of public space, walking and cycling use, and the reduction of generated and pulled vehicle traffic.

As part of executing the Comprehensive Plan’s goals, the City is in the process of updating the zoning and subdivision chapters of City Code to meet the contemporary aspirations of the plan. Because the current zoning districts and their regulations are out of step with the recently-adopted Comprehensive Plan, the B-1 district does not fully capture the intent of the plan’s guidance. Campgrounds, for instance, generally draw relatively-high amounts of traffic which conflicts with the concept.



Planned Unit Developments

In the B-1 Neighborhood Business district, commercial Planned Unit Developments (PUD) are allowable. If the property were to be rezoned, the applicant states their intent to apply for a PUD in order to develop a campground. PUDs inside of Fairmont’s shoreland management district require extensive design information to be brought to the Planning Commission so that the Commission may evaluate the design’s consistency with the Comprehensive Plan, City Code, and shoreland protection standards.

Staff recommend evaluating the current rezoning request in the context of the overall impact of rezoning the 93 acres to B-1. This includes a potential campground or other commercial uses, their consistency with Mixed Use Neighborhood guidance, and B-1’s potential to impact surrounding neighborhoods and corridors.

Topics for Consideration

Staff recommend the Planning Commission consider the following topics, which are not exhaustive, to evaluate the proposal to rezone the property from R-1 Single Family Residential to B-1 Neighborhood Business:

- 1) **Compatibility of the B-1 district with the Comprehensive Plan’s guidance for the area as Mixed Use Neighborhood (MUN).** Mixed Use Neighborhood, as described on page 35 of the plan, envisions a mix of uses to create an urban village concept. Small-scale commercial uses combined with residential and institutional uses are organized with use of public space, paths for walking and cycling, and the reduction of generated and pulled vehicle traffic. The B-1 district does not emphasize site design or sustainability. The district includes some uses desired by MUN, like small scale restaurants and institutional uses. The district also includes some uses not desired by MUN, like large-format commercial offices and motor fuel stations.
- 2) **The consistency of the proposed campground, residential homes, and restaurant with MUN in the context of the area, its neighborhoods, corridors and streets.** *City Code Section 26-37* asks applicants to explain the proposed development or use in connection with requests to rezone. Private campgrounds generally draw relatively-high amounts of vehicle traffic and are usually not open to the non-paying residents nearby. Residential homes of varying size are desired by MUN, as are small scale restaurants or bars for the enjoyment of nearby neighbors.
- 3) **The proposal’s relationship with adjacent and connecting neighborhoods and streets.** The rezoning application includes a drawing with potential access shown from Lucia Avenue and Anna Street from the east. Currently, land owned by the applicant at these connections is not wide enough to accommodate new public right-of-way. Adjacent to the parcel, to the east, are traditional single family neighborhoods with typical street widths.



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- 4) **The land’s suitability for rezoning or major subdivision.** This 93-acre property consists of one parcel. The applicant’s drawing shows potential blocks to be subdivided, possibly as part of a PUD. Subdividing the property before rezoning the entire property may help separate existing neighborhoods from larger scale developments like campgrounds.

Options to Proceed

The Planning Commission may proceed with the following options:

- 1) Approve and recommend to City Council the request to rezone the parcel to B-1 Neighborhood Business while stating its findings that the proposal is in the best interest for physical development of the city. The City Council would schedule a public hearing for the request and make a final decision.
- 2) Deny the request while stating its findings that the proposal is not in the best interest for physical development of the city. The applicant may appeal the decision to the City Council. Once an application has been denied by the City, it cannot be resubmitted for a period of six months unless the Planning Commission determines the proposal or condition has changed sufficiently. The Planning Commission may ask the applicant to reapply with more information, or with a major subdivision dividing the land into parcels if desired.
- 3) Table the question for further discussion at a future meeting. The Planning Commission may ask staff for additional analysis.

*Respectfully submitted,
Peter Bode, Planner & Zoning Official*

Attachments: Aerial photo of parcel	<i>Page 5</i>
Application to rezone	<i>Page 6</i>
City Code for B-1	<i>Page 13</i>
Page 35 of Comprehensive Plan	<i>Page 16</i>
Public comments	<i>Page 17</i>



230370180

23 03 70 155

230370300

230380140

W MARGARET ST

230370170

W CHRISTINA ST

W CHRISTINA ST

23 03 70 150

W ANNA ST

2370230

LARSEN LN

LUCIA AVE

HOLLAND ST

231620600

230370250

23 03 90 760

23 03 70 240

23 03 70 260

ES AVE

23 16 20 600

5

N MAIN ST

W 11



KRAHMER,
SHAFFER &
EDMUNDSON LTD

Kim A. Shaffer
Brandon J. Edmundson, *also licensed in Iowa*
Sara L. Edmundson
Derrick M. Greiner
Peter A. Odgren
Bruce A. Krahrmer *of counsel*

May 20, 2022

Planning Commission
City of Fairmont
100 Downtown Plaza
Fairmont, MN 56031

RE: Application for Rezoning of Tax Parcel ID #23.037.0150

Dear to whom it may concern,

Enclosed please find an application for rezoning filed on behalf of the Carlson Walters Group, LLC ("CWG"). The CWG is the owner of a 92 acre parcel in Martin County with the parcel ID number of 23.037.0150. The parcel is currently zoned R-1, single family residential and is being utilized as farmland.

CWG is filing this application requesting to rezone this parcel to B-1 as a mixed use property. CWG purchased this property 2021 and has plans to develop a campground on the site with potential future growth into residential housing and a restaurant/bar with lake access. CWG has been in communication with city staff for many months regarding this project, and after discussing the full project with the staff, the city staff recommended a B-1 zoning change for this property. City staff has indicated the B-1 zoning for this property fits with the city's comprehensive plan and gives CWG the flexibility to be able to apply for future planned unit developments as this project unfolds.

At this time, CWG is only applying for the zoning change, but they will follow up with a PUD application once the zoning change is approved and they are able to finalize their design plans for the campground. CWG is excited about this project and the potential economic benefits it will bring to our community. This is the type of private investment our community needs to be able to sustain and grow our wonderful community.

CWG looks forward to working the Planning Commission, City Council and City of Fairmont staff to make this project a reality. If you have any questions or need any further information regarding the enclosed application, please do not hesitate to reach out to me at the number or email below.

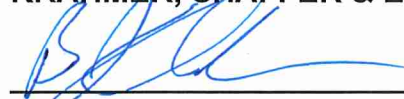
717 S. State Street – Suite 100
Fairmont, MN 56031

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KRAHMER, SHAFFER & EDMUNDSON LTD.

Yours truly,

KRAHMER, SHAFFER & EDMUNDSON, LTD.



Brandon J. Edmundson

brandon@krasha.com

Encl: Rezoning Application and Exhibit

**CITY OF FAIRMONT
Planning & Zoning
Application Form**

NOTE TO APPLICANT: This is a comprehensive application form. Only those items related to your specific type of development are to be completed. All items applicable must be included prior to acceptance of the application.

Name of Applicant: Carlson Walters Group, LLC

Address: 301 N. Water Street, New Ulm, MN 56073 Phone#:507-269-4958

Street Address of Proposal: Parcel ID: R23.037.0150 Sec. 6 TWP.102 R.30

Legal Description of Property: See Attached.

Existing Use of Property: Farmland

Proposed Use of Property: Campground and residential development. See potential development plan attached.

Type of Application	Fee	(Attached) Submission Requirements
<input type="checkbox"/> Appeal/Code Amendment	\$150.00	7
<input type="checkbox"/> Administrative Appeal	50.00	8
<input type="checkbox"/> Conditional Use Permit	150.00	4, 6(d-g)
<input type="checkbox"/> Home Occupation Permit	30.00	9
<input type="checkbox"/> Minor Plat	90.00	2(a), 5 (a-b)
<input type="checkbox"/> Planned Unit Development	150.00	1, 4, 6(d-g)
<input type="checkbox"/> Preliminary Plat	150.00	5 (b), 6
<input checked="" type="checkbox"/> Rezoning	150.00	1
<input type="checkbox"/> Variance	90.00	2,3

I HEREBY CERTIFY THAT THE INFORMATION AND EXHIBITS HERewith SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

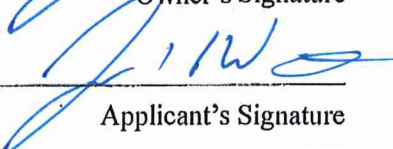
Jon Walters, Carlson Walters Group, LLC

Owner's Name(Printed)


Owner's Signature

Jon Walters, Carlson Walters Group, LLC

Applicant's Name (Printed)


Applicant's Signature

City Staff Use Only	
DATE FILED:	_____
DATE FEE PAID:	_____
MEETING DATE:	_____
NOTICES SENT (DATE):	_____
NOTIFICATION OF EXTENSION (LETTER SENT):	_____

1. A map drawn to scale of at least 100 feet to an inch portraying the land in question with the length and location of each boundary thereof.
2.
 - a) A legal description and registered survey of the property indicating current building setbacks, existing easements, the length and width of parcel, and location of property lines and pins.
 - b) A detailed and legible site plan of the proposal requiring the variance.
3.
 - a) Statement of how the proposed variance is:
 - i. In harmony with the general purposes and intent of the City's code.
 - ii. Consistent with the City's Comprehensive plan.

Both documents can be found for review on the City's web site: www.fairmont.org

 - iii. Meets the requirements of "Practical Difficulties," set forth in Minn. Stat. 462.357 Subd. 6. Appeals and Adjustments.

MN Stat. 462.357 Subd. 6 Appeals and adjustments.

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14, when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

4. A complete site plan, including but not limited to: Location and elevation of proposed structures, driveways, parking and loading areas, topography and site drainage, improvements, architectural plans.
5.
 - a) A certified document from the Martin County Auditor stating that all assessments on the proposed minor subdivision would be redivided proportionately on the subdivided parcels.
 - b) Martin County Ditch Assessment Division Agreement (attached).
6. Six (6) copies of the plat will be submitted containing the following information:
 - a) Legal description of property to be platted.
 - b) Name of proposed plat, name and address of owners, registered engineer or surveyor, owners of adjacent property, zoning, date, approximate north point, and graphic scale not less than 1" - 100'.
 - c) A vicinity sketch of not more than 1" - 200', showing all existing subdivisions, streets and tract lines of acreage parcels, together with parcels of land within 300 feet of the outer boundaries of the proposed subdivision.
 - d) Contours at an interval of two (2) feet. If natural contours are to be changed more than two (2) feet, a grading plan should be submitted indicating approximate final elevations.

- e) The location of such surface features as property lines, buildings, railroads, utilities, natural and proposed drainage courses, natural features and similar items.
 - f) The location and size of such sub-surface features as proposed and existing or nearest available sanitary and storm sewers, water mains, culverts, drain pipes or ditches, road surfacing and similar items.
 - g) Any sites proposed for schools, parks, playgrounds; provisions for major thoroughfares, etc., so that the time and manner of their dedication to the City or School District may be considered or determined.
7. Statement of appeal or proposed code change.
 8. Statement why the action taken is not appropriate and should be overturned.
 9. Description of proposed home occupation and site or building plan (if applicable).

EXHIBIT "A"

The South One-half of the Northeast Quarter (S1/2 of NE1/4) of Section Six (6), Township One Hundred-two (102), North of Range Thirty (30), West of the Fifth Principal Meridian, excepting therefrom the North Two and One-half (2-1/2) acres of the East Five (5) acres of said tract. That part of Government Lot One (1) together with that part of the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) of Section Six (6) in Township and Range aforesaid which lies North of Lake George and Center Creek, bounded and described as follows, viz: Beginning at the Northwest (NW) corner of the Southeast Quarter (SE1/4) of said Section Six (6) running thence South along the West line of said Southeast Quarter (SE 1/4) Three Hundred-twenty feet (320') to the middle of said creek; thence Southeasterly (SE'ly) along the middle of said creek to a point twenty-five (25) rods South and One Hundred Seventy-five feet (175') East of the Northwest (NW) corner of the Southeast Quarter (SE1/4) of said Section Six (6); thence East Six Hundred Eighty feet (680') along the North boundary of slaughter house grounds and a two (2) acre tract belonging to the City of Fairmont to an iron stake; thence South along the East line of said two (2) acre tract One Hundred Twenty feet (120') to the shore of Lake George; thence Easterly (E'ly) along the shore of said Lake to the East line of the Southeast Quarter (SE 1/4) of said Section Six (6); thence North along said East line Nine Hundred Fifty-nine feet (959') to the Northeast (NE) corner of the Southeast Quarter (SE1/4) of said Section Six (6); thence West along the North line of said Southeast Quarter (SE1/4) Two Thousand Six Hundred Forty-eight and One Half feet (2,648-1/2') to the place of beginning.

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section Six (6), Township One Hundred-two (102), Range Thirty (30), lying West of the center line of the road bisecting said premises, it being intended to convey a tract of 19.51 1/3 acres in the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section Six (6), Township One Hundred-two (102), Range Thirty (30), bounded by lines as follows: Beginning at the Northwest (NW) corner of said Northeast Quarter of Northeast Quarter (NE1/4 of NE1/4) running thence East on the town line 5.34 chains; thence South 26°38' East, 21.58 6/10 chains; thence West 1/8th Section line, 14.85 8/10 chains; thence North on 1/8th Section line, 19.34 8/10 chains to place of beginning, being a part of the land described in a deed recorded in Book 136 of Deeds on Page 17 in the office of the Register of Deeds of Martin County, Minnesota.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS OF LAND:

The 1.79 acre tract as described in that certain Warranty Deed dated August 16, 1932, recorded September 2, 1932, in Book 166 of Deeds, on Page 630 thereof.

A 0.283 acre tract described in that certain Warranty Deed dated May 12, 1971, recorded June 2, 1971, in Book 294 of Deeds, on Page 617 thereof.

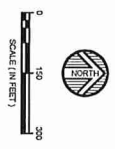
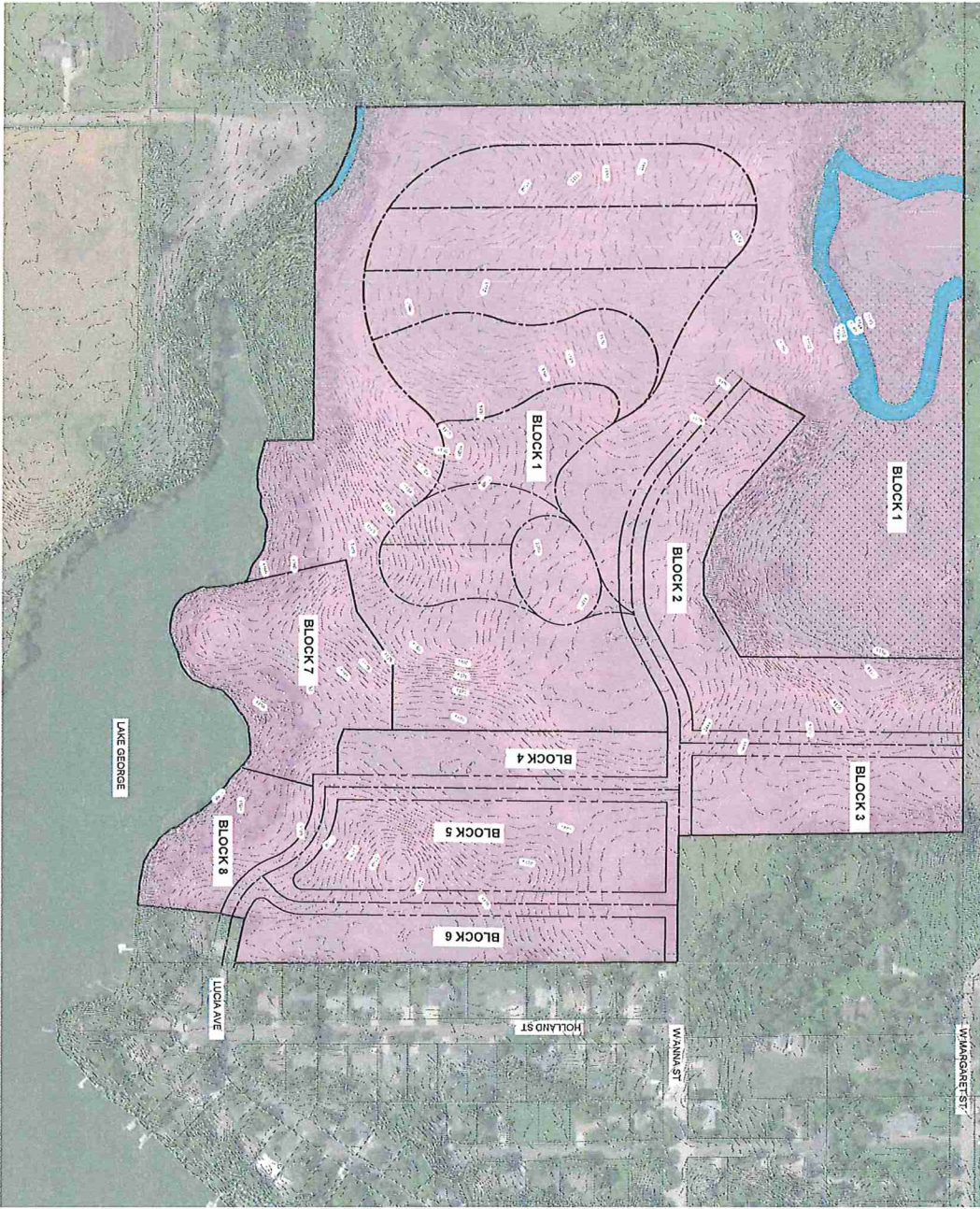
The land as described in that certain Warranty Deed dated June 1, 1971, recorded June 23, 1971, in Book 294 of Deeds, on Page 727 thereof.

The land platted as Hollandale Addition, recorded July 13, 1950, in Envelope No. 128.

The land as described in that certain Warranty Deed dated December 1, 1989, recorded December 7, 1989, as Document No. 296487.

The land platted as Hollandale Second Subdivision, recorded April 11, 2007, as Document No. 2007R-388800.

ZONING DISTRICT AMENDMENT EXHIBIT



PROPOSED USES
 (SHADES PROPOSED BY ZONING)

\Users\Engineering\16414312011\062024\020624\0624\0624-0201-120000.dwg Plotted by: Ryan, Herman 4/27/2024 1:54:14 AM © 2023 WIDSETH

NOT FOR CONSTRUCTION

SHEET NO. **C1.00**
 OF 2

GEORGE LAKE MASTERPLAN
 CARLSON WALTERS GROUP
 FAIRMONT, MINNESOTA

DATE: APRIL 2022
 SCALE: AS SHOWN
 DRAWN BY: RSH
 CHECKED BY: CWS

DATE	REV	REVISION DESCRIPTION	BY

JOB NUMBER: 2020-11825

DATE: LIC. NO.



Sec. 26-156. - B-1 Neighborhood business district.

- (a) *Scope*. This section applies to the B-1 neighborhood business district.
- (b) *Permitted uses*. Permitted uses are as follows:
- (1) Barbershops.
 - (2) Beauty parlors.
 - (3) Clinics for human care.
 - (4) Clubs and lodges.
 - (5) Commercial and professional offices.
 - (6) Essential services.
 - (7) Government buildings and offices.
 - (8) Libraries, museums or other cultural institutions.
 - (9) Private and public colleges, universities, and vocational institutions.
 - (10) Multi-family residential structures.
 - (11) Hospitals and human care facilities.
 - (12) Religious institutions.
 - (13) Funeral homes, mortuaries and crematoriums.
 - (14) Municipal and private swimming pools.
 - (15) Single-family residences and twin homes.
- (c) *Permitted accessory uses*. Permitted accessory uses are as follows:
- (1) Commercial buildings and structures for a customary accessory use to the principal use.
 - (2) Off-street loading and parking (except semi-trailer truck parking) as regulated by article VIII.
 - (3) Signage, informational, or visual communication devices as regulated by article X.
- (d) *Conditional uses*. Conditional uses require a conditional use permit based upon procedures set forth in this chapter and are as follows:
- (1) Motor fuel station, auto repair-minor and tire and battery service provided that the provisions of article II, division 4 and article V are considered and satisfactorily met.
 - (2) Boat and marine sales and service including small personal recreational vehicle sales and service provided that:
 - a. A drainage system subject to the approval of appropriate city staff shall be installed.
 - b. Off-street parking, outdoor sales and storage areas are fenced or screened from view of neighboring residential uses or an abutting "R" district in compliance with article VII.
 - c. That sales or storage does not take up on-site parking space, as required for conformity to this chapter.

- d. The provisions of article II, division 4 are considered and satisfactorily met.
- (3) Drive-in and convenience food establishments, laundromat, self-service washing and drying, provided that:
 - a. At the boundaries of a residential district or use, the property (including parking areas and driveways) is screened in compliance with article VII.
 - b. Each light standard island and all islands in the parking lot are landscaped or covered.
 - c. Parking areas and driveways shall be curbed with continuous curbs not less than six (6) inches high above the parking lot or driveway grade.
 - d. A drainage system subject to the approval of the city engineer shall be installed.
 - e. The provisions of article II, division 4 are considered and satisfactorily met.
- (4) Commercial planned unit developments as regulated by article V.
- (5) Day care (group nursery), provided that:
 - a. Only the rear yard is used as a play area. The play area is to be fenced.
 - b. The site is a minimum of ten thousand (10,000) square feet.
 - c. Adequate off street parking exists.
 - d. The provisions of article II, division 4 are satisfactorily met.
- (e) *Lot area, floor area, height, lot width and yard requirements.*
 - (1) Lot area, ten thousand (10,000) square feet.
 - (2) No structure shall exceed three (3) stories or forty-five (45) feet in height.
 - (3) Lot width, eighty (80) feet.
 - (4) Yard requirements:
 - a. Front yard, thirty (30) feet minimum.
 - b. Interior side yards equal to ten (10) percent of lot width are required with not less than ten (10) feet permitted, with not more than thirty (30) feet required.
 - c. Corner yard, thirty (30) feet minimum.
 - d. Side yard adjacent to R district, twenty-five (25) feet minimum.
 - e. Rear yard, thirty (30) feet minimum.
 - (5) Yard requirements for single-family residences and twin homes:
 - a. Front yard, thirty (30) feet minimum. On lots of record where adjacent structures have less than the required setback, the front yard minimum setback shall be the average of adjacent structures. In no case shall the minimum front yard setback be less than twenty (20) feet.
 - b. Interior side yards shall equal ten (10) percent of lot width, with no more than ten (10) feet

required.

- c. Corner yard, twenty-five (25) feet minimum. On lots of record corner yard requirements shall not reduce buildable width of the lot to less than twenty-five (25) feet. In no case shall the minimum corner yard setback be less than fifteen (15) feet.
- d. Rear yard with a depth of not less than twenty-five (25) percent of the lot depth is required.

(Ord. No. 86-4, § 7.04, 6-30-86; Ord. No. 90-5, 5-31-90; Ord. No. 94-8, 8-1-94; Ord. No. 97-7, § 1, 10-27-97; Ord. No. 98-6, 7-27-98; Ord. No. 99-11, 9-27-99; Ord. No. 2002-04, 6-10-02; Ord. No. 2005-03, 2-28-05; Ord. No. 2010-03, 2-22-10; Ord. No. 2011-08, 8-22-11)

		<ul style="list-style-type: none"> • Parking • Makerspace
--	--	---

MUN	Mixed Use Neighborhood	Development Characteristics	
<p>This land use district is intended to provide for a mix of uses for an urban village concept which includes small commercial, residential and institutional uses all within a walking distance of each other. Allowed mix of uses include both horizontally (a mix of uses across properties in the district) as well as vertically (buildings with a mix of commercial on the first floor and residential on upper stores).</p> <p>Older, first-generation shopping centers are candidates for adaptive reuse and redevelopment to meet modern market needs. As newer shopping centers age, they will also be candidates for adaptive redevelopment into more dense, mixed use centers, particularly where access to trails and transit is provided. Site improvements should emphasize design quality, connectivity and efficient use of infrastructure.</p>	Height Range	1-3 stories	
	Building Form & Design	Existing forms vary. Redevelopment should be oriented to primary streets and have pedestrian access. Outdoor gathering spaces and pocket parks are encouraged. Scale and mass should be designed to be in harmony with surrounding neighborhood context while serving as a neighborhood node of activity.	
	Density	10-40 units per acre	
	Transportation	As neighborhood centers, these areas should provide adequate trail and sidewalk access, however adequate parking should be provided as not to impact neighbors.	
	Uses		
	Primary	<ul style="list-style-type: none"> • Small format retail • Restaurants • Small offices • Multifamily residential 	
	Secondary	<ul style="list-style-type: none"> • Public and quasi-public gathering spaces • Outdoor dining • Parking • Institutional uses 	

MUE	Mixed Use Employment Center	Development Characteristics	
<p>Mixed employment centers include existing business parks and industrial spaces, intermixed with housing, and are located along rail lines in historic areas of Fairmont. These employment centers are opportunities to introduce additional “front-of-house” office components to</p>	Height Range	1-4 stories	
	Building Form & Design	Varies, generally large format buildings designed for flexible interior layout. Office and public uses should be oriented towards primary streets. Historic buildings should be preserved when possible.	
	Density	10-40 units per acre	

Hello Peter,

First of all, thank you for the work that you do on behalf of the community as a Planner & Zoning Official.

As life-long residents and tax-payers in Fairmont, we would like to share our input on the plans that Carlson Walters Group LLC has publicized for 93 acres of land northwest of George Lake. While we are generally supportive of economic development in and around Fairmont, this particular project proposal raises lots of questions and concerns in our minds.

1. How disruptive will this be to the environment?
2. What impact will it have on the watershed?
3. When and how would the DNR be involved?
4. What is the degree of certainty that this development would have access from the west? ***Western access certainly needs to be a prerequisite to any such development. If their plan is to have eastern access only via Anna and Lucia, that is absolute insanity and completely unfair to the existing neighborhoods.***

It seems reasonable to carefully consider rezoning the land in question from R-1 Single Family Residential to B-1 Neighborhood Business, but the bold approach shown by Carlson Walters Group for many residential lots, a campground with 200+ spots, and a bar/grill with pavilion for weddings and other events raises a lot of red flags.

Thank you,
Larry and Kris Behrens
1602 Ida St
Fairmont, MN 56031

I am writing to strongly oppose the use of W. Anna St. for travel to a campground. W. Anna St. is a heavily traveled street for residents. The only viable solution would be to have an access from CR39 to a campground. There is no way W. Anna St. could support traffic for 220 -230 vehicles entering a campground plus the visitors for a wedding reception. In addition, on weekends (due to onstreet parking) traffic is limited to a single lane.

My name is Ken Carlson and I reside at 226 W. anna St

Peter Bode

From: [REDACTED]
Sent: Monday, June 6, 2022 10:40 AM
To: Peter Bode; Patty Monsen
Cc: [REDACTED]

Re: Public Hearing on June 7 for rezoning of land north of George Lake and west of Holland Street

My husband and I received the notice of the public hearing. I may not be able to attend the hearing, but would like to provide public comment.

The request is to rezone the entire 93 acres of land from R-1 Single-family residential to B-1 Neighborhood Business.

I have seen a drawing of the proposed residential development and proposed campground. It would seem that the parcel should be subdivided leaving the proposed residential area as R-1. There doesn't seem to be any reason for those acres of land to be rezoned.

The access streets for this would be Anna and Lucia and would be able to handle the additional residential traffic.

The remaining property could then be considered for rezoning. In reading the permitted uses for land in the B-1 Neighborhood Business section of the Zoning Ordinance, it doesn't seem that a campground would be a permitted use. Even if it would be rezoned and granted a conditional use permit, it should fail. [See Section 26-82 Conditions: That vehicular access points shall create a minimum of conflict with through traffic movement.] Anna and Lucia Streets are narrow residential streets. When vehicles are parked on both sides of the street, most times one car needs to pull over to the curb to allow for an oncoming vehicle to pass. There isn't room enough for two parked vehicles and two moving vehicles to safely meet.

Article III-Zoning District Regulations, Section 26-151-A Agriculture-transition district, would be the most appropriate for a campground as it specifically provides for that.

Subsection (4): Recreational, travel vehicle camp sites (not including mobile homes) and resorts provided that:

- a. The land area of the property containing such use meets the minimum established for the district.
- b. **The site to be served by a major street or highway capable of accommodating generated traffic.**
- c. All driveways and parking areas be hard surfaced.
- d. The site is served by municipal sewer and water.
- e. Not more than five (5) percent of the land area of the site be covered by permanent buildings or structures.
- f. The location of such use be at a minimum one hundred (100) feet from any existing abutting residential district.
- g. All signing, or visual communication devices be in compliance with article VIII.
- h. The provisions of article II, division 4 are considered and satisfactorily met.

I would request that the proposed rezoning of this entire parcel to B-1 Neighborhood Business be denied at this time.

Thank you.

Kathy Gronewald
1447 Larsen Lane
Fairmont, MN 56031

Fairmont City Council and Staff

I strongly agree with my neighbor's comments above. A question for you would be, why are we being asked to comment at this time. We haven't been provided enough information to determine what exactly will be built in this addition. Therefore my opinion would be a definite " NO".

Thank you for your time
Mike Johnson

Peter,

As property owners and residents of Holland Street we have some serious concerns about the proposed campground which would be in close proximity to our home. Like the other residents in our neighborhood, we bought our house because we wanted to live in a quiet portion of town where neighbors know and look out for each other. A campground would cause us to lose the closeness and security in which we invested and make our property far less attractive to potential buyers should we choose to move. As we see it, our taxes would go up and our home value would go down. Families would find our neighborhood a far less safe and attractive place to raise a family when a transitory population is in our backyard.

In the past few years several young families have purchased homes in our neighborhood. They did not foresee this proposed change in zoning when they moved their families in. Although they received no guarantee that the neighborhood would not change, none of them expected to have a campground springing up in their backyards. While the city can plant a buffer of trees, trees take years to grow and campgrounds are not always well maintained. We believe that they should be several miles out of town so that property values of the current residents do not suffer. We hope that the City of Fairmont would show due respect for those of us who have chosen to live and work here and contribute to the value of the community.

We also have some concerns regarding the developer. According to the information which we were able to obtain, the Carlson-Walters Group was incorporated in 2021, meaning they have no experience in developing recreational properties. They are also a limited liability corporation. In the event that the project is unsuccessful, who is responsible for the shortfall? Is it the taxpayers of Fairmont, who will receive no benefit from the project but be left with the bills?

We appreciate your consideration of our concerns and give permission for you to share our letter with any and all of the city officials.

Peter Bode

From: Dennis & Carol Madsen [REDACTED]
Sent: Sunday, June 5, 2022 11:51 AM
To: Michele Miller; Bruce Peters; Britney Kawecki; Randy Lubenow; Wayne Hasek; Cathy Reynolds; Peter Bode; Patty Monsen; Deb Foster
Subject: Carlson Walters Group, LLC

PLEASE DRIVE TO THE PROPOSED ENTRANCES TO THE 93 ACRES OF LAND NORTH OF GEORGE LAKE, WEST OF HOLLAND STREET to view the proposed entrances.

- 1) Anna Street is narrow. If residents are parked on the street, and you meet someone, one car needs to pull over and wait for the car to pass.
- 2) Will the north side infrastructure handle 200 campers, more residential property, PLUS an event center!!!??? A few years ago there were sewer back-ups in basements and storm sewer flooding in backyards.
- 3) Anna Street is the only street available for ALL of the construction equipment and hauling.
- 4) 200 cars and campers going down Anna Street every day. Would you like this in front of YOUR house!!!???

County Road 39 is the only LOGICAL entrance for this property.

If we are going to have Fairmont make progress with new businesses, please do it right without sacrificing or abusing present residents!!

Thank you for your serious consideration of this e-mail. Dennis & Carol Madsen [REDACTED]
[REDACTED] Lucia Avenue, Fairmont

Peter Bode

From: [REDACTED]
Sent: Monday, June 6, 2022 9:16 AM
To: Peter Bode
Subject: Rezoning request by Carlson Walter's group

We are not in favor of rezoning parcel #23.037.0150 from R-1 to B-1. As residents of the neighborhood adjacent to that property, our concerns include increased traffic congestion in the area that has very few sidewalks, narrow streets, and wear and tear on the roads not designed for business traffic. We own a 5th wheel 40 ft rv and store it off-site due to space on our property. On occasion we bring our unit to our home to load up before a trip. We are mindful of our neighbors and are in and out of our neighborhood quickly because parking it in front of our home causes traffic issues with people having to go around us making it one way traffic. When we were looking to buy our home we carefully chose this neighborhood because it was a quiet, peaceful residential neighborhood. That would no longer be the case. We hear talk about the "big" investment the Carlson Walter's Group is making. What about the investment we have made in our homes? Apparently it means nothing. We've paid property taxes here for 31 years and some neighbors for 40+ years. We are also concerned our property values will go down because let's face it, who wants to buy a home where there's a parade of campers going through every weekend from the beginning of May-October? We love going camping and do so as often as we can. I will tell you that we have yet to drive through a residential neighborhood to access a campground. Infrastructure is also a concern. Will they be connecting all of their sewer and water to the existing infrastructure and can the existing handle the increased volume? We hope all will be addressed at the meeting.

Sincerely,

Tabb and Molly Meyer 1332 Holland Street, Fairmont, Mn.

June 7, 2022

Dale and Kathy Ratcliff
1204 Lucia Ave.
Fairmont, MN 56031

Re: Public Hearing concerning rezoning 93 acres of land North of George Lake, west of Holland St (Parcel ID 23.037.0150)

TO: City of Fairmont
ATTN: Patricia Monsen
100 Downtown Plaza
Fairmont, MN 56031

We just wanted to voice our concern relative to the public hearing on Tuesday June 7th regarding a request to rezone 93 acres of land north of George Lake, west of Holland Street from R-1 Residential to B-1 Neighborhood Business. As you might suspect we have some concerns, along with most of our neighbors. As a "dead end neighborhood" we are primarily concerned about traffic and noise. Currently the only way into this area from the east is either down Margaret (then down Lucia) or Anna (then down Lucia or Holland). These residential streets are very narrow. Our other concern is relative to the type of business that might be located on that land. Is it going to be open ended or specific?

We appreciate the commission and city council consideration of these issues.

Regards,


Dale Ratcliff


Kathy Ratcliff

Our concerns for not allowing rezoning from R-1 Single Family Residential to B-1 Neighborhood Business for the 93 acres of land north of George Lake, west of Holland St. (Parcel ID 23.037.0150)

Congestion:

Anna Street too narrow for campers and large trucks. On Anna Street east of Lucia often vehicles have to wait for another vehicle to pass because of cars parked on both sides of the road.

In the summer months especially, the boat landing off Anna Street to George Lake is busy with people having to back boats down from the street to the landing.

Safety Issues:

True Styles Cuts Salon on the corner of Holland and Anna Street. Many customers are elderly, some use a cane or walker.

Daycare on the corner of Anna and Larsen Lane.

Core group home on Holland Street. Residents often walk down Holland Street and up Anna. There are no sidewalks on either side of Anna Street until you get past Lucia and then only on the north side for one block until the last block before North North Street.

In addition to residents of the Core group home walking down the street, there are young children riding bikes, roller blading, young families with babies in strollers walking, people with dogs, and joggers.

Additional Concerns:

Garbage from campground

Smoke pollution

Loud noise (in addition to the race cars at the track, which we only have once or occasionally two times some weeks). We cannot imagine how anyone camping on a weekend would want to be camping that close to the racetrack. We have to keep our doors and windows shut and the noise is still loud.

People drinking too much and walking around our neighborhoods.

Would we as taxpayers be paying for any part of this project and the continued upkeep?

The first week of January 2022 the Carlson Walters Group put up (near dusk) what looked like was going to be a billboard for the site. The structure was placed partially on our neighbor's property and partly on the city right-of-way. When reported they took out the billboard but, did not fill in the post holes. This structure now sits in the field against corn stalk bales that they originally stored on the same neighbor's land. When the corn stalk bales were moved further into the field many of them broke open and will now most likely be blowing again in our yards when they dry out. We raked drifts of corn leaves and stalks out of our yard at least 4 times last November and December and twice this spring. We have lived in our house for 23 years and only one other time did we have drifts of corn leaves and stalks. We were able to clean them up once and it was over. I grew up on a farm and we never had a mess like we had last fall and this spring. We of course expect some debris from whatever crop is planted in the fields but, not a continual mess for several months. We do not see concerns from the group for our neighborhood, only what they want to get done for themselves.

Rob & Ruth True – 1435 Holland Street

Dear Patty,

I am writing in regard to the proposed changes to the 93 acres west of Holland Street. I appreciate your forwarding this to the Mayor and members of the City Council. I have written a separate letter to Peter Bode and will expect an answer prior to the June 7 meeting of the City Council. Thank you for your assistance.

My husband and I purchased a house on West Anna Street approximately six years ago. One of the first things we noticed was the amount of traffic, both vehicular and pedestrian, on the street. Due to the absence of a contiguous sidewalk system and the unevenness of the terrain, pedestrians utilize the street to walk, run, jog, and exercise their pets. We are among those residents. Because traffic is already heavy, this sometimes presents a challenge. We are concerned that, with the proposed project, traffic will be dangerously heavy, since campers and boats require more room to maneuver than cars and SUVs.

Our home is important to us, and it represents our primary investment after years of work. We are retirees who budget carefully to maintain our property and pay our taxes. We question how much our tax liability will increase if the city would commit to providing the necessary services and maintenance of infrastructure, and how much less desirable our location would become should the proposed project be approved and implemented.

We have several friends who live on Holland Street; the development would be, literally, in their backyards. As far as I can see, none of the City Council members' properties would be affected.

It is our hope that the city would deny the request for rezoning as it stands. If the Council believes this is a worthy project, then perhaps they would consider a modification which would require a significant buffer zone between the development and the current residences as well as alternate access.

Sincerely,
Elaine Lieder
214 West Anna Street

From: [REDACTED]
To: [Peter Bode](#); [Patty Monsen](#)
Subject: Proposed Carlson Walters Group, LLC
Date: Wednesday, June 1, 2022 7:17:26 PM

Dear City Officials,

I am writing regarding the proposed rezoning of the land north of George Lake. We are residents of 129 W Anna St and we would be affected by the rezoning. We object to the rezoning as it would substantially increase the amount of traffic and noise to the neighborhood. I understand that this new area would be accessed by Anna Street and Lucia. These neighborhood streets were not designed to handle the large vehicles and traffic that would be generated by a campground, bar, restaurant and residential housing. I would encourage you to take a personal look at the condition of Anna Street as it would not be able to handle the increase of large vehicles and traffic.

This area should not be rezoned unless the developer would make a main entrance to this new development by building a bridge to come in from the west (Fairgrounds road).

Susan Barnes
129 W. Anna Street

Fairmont City Council Members & Staff
100 Downtown Plaza
Fairmont, MN 56031
(507) 238-3935

RE: Application for Rezoning of Tax Parcel ID #23.037.0150

Fairmont City Council Members and City Staff:

Thank you for the opportunity to share our concerns regarding the zoning change for the proposed campground. We appreciate your taking the time to read this through as it is very important to us and our neighborhood. Our concerns are tied to the Fairmont Forward Comprehensive Plan.

We wish to express our objection to the proposed Application for Rezoning of Tax Parcel ID #23.037.0150 which utilizes Anna Street, Lucia Street, and possibly Margaret Street as points of access to said property as it is incongruent with the Fairmont Forward 2040 Comprehensive Plan. Under the Community Priorities and Focus Areas section, it states, **“Preserve, protect and rehabilitate the existing housing stock, housing values, and neighborhoods”** (page 4). We believe that this plan will not preserve nor protect our well-established neighborhood for the following reasons.

Neighborhood Streets

- Anna Street is often a one-way street due to parking
- This does not happen all the time, but it does occur year-round and is frequent when boaters park vehicles on Anna Street, as well as when residents are home during afternoons, nights, and weekends.

It would be grossly unfair to incorporate one-sided parking, as there is nowhere else to park; residents would not be able to have guests or park their vehicles on the streets if they have more than one vehicle and a single-car driveway, and there would be nowhere for boaters to park their vehicles.

June 26, 2021, 11:33:42 AM
18,940 of 19,801



June 26, 2021, 11:33:55 AM
18,944 of 19,801



These photos were taken by my husband and I when we learned of the proposed campground with intent to use Anna Street as a point of access. This is to show that Anna Street is frequently a one-lane road due to the necessity for on-street parking.

These streets are not designed for larger-volume traffic including campers going into a campground to fill the 220 proposed units, a bar and restaurant, and wedding pavilion as mentioned in an interview of John Walters on Chain of Lakes Open Discussion Facebook page on April 27, 2022. 0:38 John Walters: “This, right here, would be part of the housing development, up until this point. And then this point, where you’re showing right now, would be a bar/grill, pavilion for weddings, things like that.”

Anna Street, Lucia Street, and the portion of Margaret Street west of North North are designed as residential streets and defined as local roads as per the Fairmont Forward Comprehensive Plan Section Roadways Functional Classification. While North North Street is identified as a Minor Arterial road, it is also in a residential neighborhood and narrow near the intersection of Anna and North North when cars are parked on both sides of the road. Additional traffic from a campground is not warranted through a residential neighborhood, but instead utilizing the “Other Principal Arterials” that are wider and better designed for higher-volume usage would be much more accommodating for vehicles with camping trailers and construction equipment.



Map of Fairmont Forward Comprehensive Plan page 66.

Other Neighborhood Street Points

- With increased usage of this residential street, there will be additional wear and tear. The homeowners would have to pay for that while the campground owners will be receiving income for using the roads and not paying for repairs caused in part by their business
- How would usage impact the boat launch? It is highly plausible that campers would want to use boats, which would increase the usage of the boat ramp causing further traffic issues
- The boat ramp often “shuts down” Anna Street. Traffic stops until the boat and trailers clear the intersection of Anna Street and Ida Street
- The 4th of July the boat ramp is extremely busy, and roads are full making passage very difficult

Environmental and Safety Issues

- There will be a great increase in traffic due to campers, staff, restaurant and bar customers, and weddings
- Increase in neighborhood noise
- Increase of transient individuals into the neighborhood

- This is a quiet neighborhood, and increased vehicle noise, while exempt from state and local laws, is stressful and annoying
- Increased traffic decreases neighborhood safety
- Lucia is a narrow, curved street and dark at night. The bar/restaurant/wedding pavilion are located at the end of Lucia. This is just not safe to utilize as an entrance/exit to their proposed businesses.
- There are no sidewalks on Lucia for neighborhood residents to safely enjoy their neighborhood via walking, running, riding bikes, roller blading, etc., which would put residents in danger if they wished to enjoy their neighborhood with the additional traffic from the campground, restaurant and bar
- There are no sidewalks on Anna Street west of Lucia
- Cars are parked on both sides of Lucia Street making it narrow
- Holland Street, Larsen Lane, Lucia Street, and south Ida Street are landlocked and must utilize Anna Street to get into and out of the neighborhood
- Emergency vehicles may be impaired or delayed from entering said streets due to increased traffic, one-way traffic, boat launch
- Residents may experience wait times to enter or leave the neighborhood. This already happens when boat trailers are in the intersection, and we have to wait for them to clear.



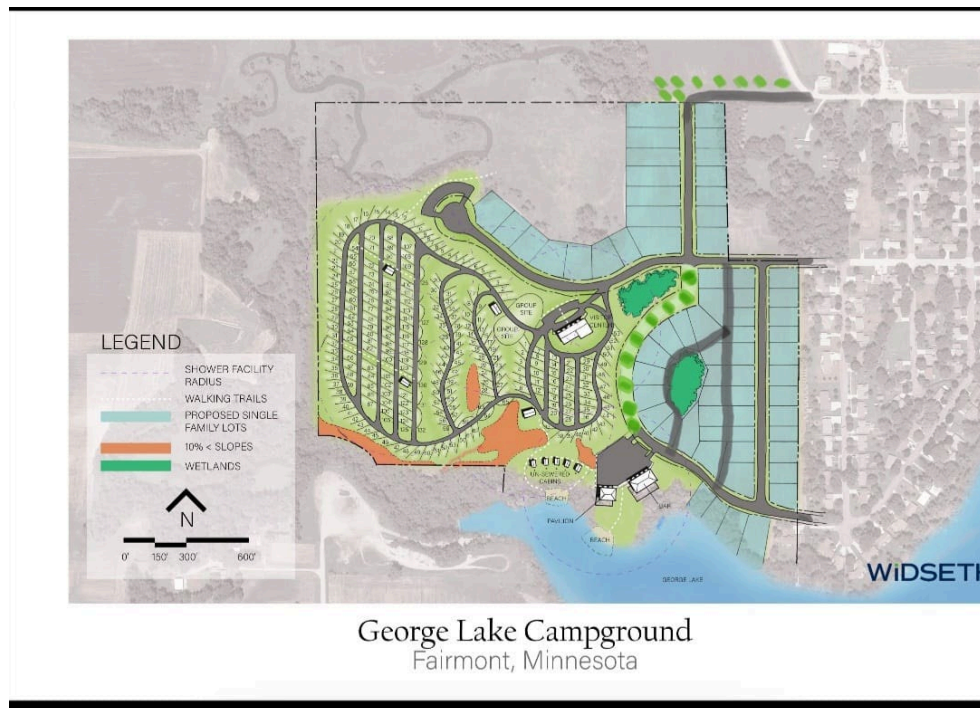
Map of existing sidewalks from Fairmont Forward Comprehensive Plan page 70.

Mixed Use Zoning

The proposed campground does not fit the Fairmont Forward Comprehensive Plan’s mixed-use neighborhood description nor characteristics as defined on page 35.

- “This land use district is intended to provide for a mix of uses for an **urban village concept** which includes small commercial, residential and institutional uses all within a walking distance of each other.” A campground is not an urban village for new or existing neighborhood residents.
- “Outdoor gathering spaces and pocket parks are encouraged. Scale and mass should be designed to be in harmony with surrounding neighborhood context while serving as a neighborhood node of activity.” This would not serve as a neighborhood node of activity, and the gathering spaces are intended for campers. The restaurant/bar would qualify, but a wedding pavilion is not in the neighborhood node of activity as our distinct neighborhood has no churches and weddings are not performed here. This is inconsistent with surrounding uses.
- “As neighborhood centers, these areas should provide adequate trail and sidewalk access, however adequate parking should be provided as not to impact neighbors.” The zoning district amendment exhibit attached to the re-zoning application shows an areal map with access to the acreage via Lucia, Anna, and possibly Margaret. The proposed map as found on the Chain of Lakes Open Discussion and Britney Kawecky Facebook page is unclear regarding

parking. If the gray area in front of the buildings is for the bar, restaurant, and wedding pavilion, it does not appear to be adequate parking. There appears to be no trail for neighborhood usage.



Map provided on Britney Kaweci's Facebook page, April 20, 2022.

- **Primary uses** for the mixed use zoning as per the comprehensive plan include, “Small format retail, restaurants, small offices, and multifamily residential. None of these fit with their proposal of a campground and single-family dwellings except the restaurant.
- **Secondary uses** include, “Public and quasi-public gathering spaces, outdoor dining, parking, and institutional uses.” This is questionable, as the majority of the acreage is designated for the campground, which would be only for the paying campers and not neighborhood residents and would not be an urban village setting. The restaurant/bar, if open to the public, would qualify, but it has only a very small area in comparison to the campground.

Decreased Quality of Life

The proposed campground, bar, restaurant, and wedding pavilion with entrance through established neighborhood streets will decrease the neighborhood residents’ quality of life.

- Residents may experience increased stress and anxiety due to increased traffic, noise, and ability to back out of their driveways
- Loss of enjoyment of their property
 - The restaurant/bar and proposed wedding pavilion are in very near proximity to existing housing. The noise will be disturbing, especially if they attempt to have live bands. We can already hear the loud music from The Marina, and that is much further away. Music and/or a party atmosphere this close would be deafening and decrease residents’ ability to use their outdoor space, and would likely disturb indoor space as well at this proximity.
- Increased concern for pedestrians
 - Children play, ride their bikes; adults push strollers, walk, run, take their pets for walks, etc. and increased traffic plus lack of sidewalks makes this a daunting and depressing venture
 - There will be a loss of tranquility and peace due to increased noise and traffic

Other Concerns:

- Will there be signage promoting the campground in our neighborhood? There was a sign posted that the city made the developers removed. Whose lawns would potential signs be in? This is a distraction in residential neighborhoods.
- Britney Kawecki posted on her Facebook Page April 20:



Britney Kawecki Facebook page April 20, 2022

While the developers have not filed their PUD yet, this is far different than what was in the video interview on the April 27th Chain of Lakes Open Discussion page post referenced above, as well as the map that has been on both Facebook pages and is included in this screenshot. This would be even further traffic on our narrow, residential road that is not designed for this.

- How will the Fairmont Forward Comprehensive Plan's need for a, "Future East-West Collector" which was proposed to extend from West Anna Street/Holland Street toward the Martin County Fairgrounds and the city's industrial park come about? Page 69 This collector, too, would bring unnecessary traffic into our neighborhood and burden our narrow street.

Conclusion

In the "A Living Document" Section on page 11, three questions are stated:

"Is the project consistent with the land use plan?"

Does the project move Fairmont towards its vision for the future?

Is the project consistent with the policies contained in the Plan?"

In answer to these three questions, I reference:

- The Community Priorities and Focus Areas section page 4, "**Preserve, protect and rehabilitate the existing housing stock, housing values, and neighborhoods**"

- **“Protect people, property, and health through strong public safety”**
- “And the Big Ideas for the Future section page 7, **“Ensure safe neighborhoods**. Everyone deserves a safe, healthy, and welcoming neighborhood. The City and County provide excellent police and safety services. Taking an approach which considers proactive steps towards health and safety will preserve resources and protect Fairmont’s people and property.”

Changing the zoning to a mixed use property for a campground is not consistent with the policies contained in the plan, nor does the campground fit the mixed use characteristics of an urban village concept. Allowing the point of access to this property via Anna Street, Lucia Street, and Margaret Street, a quiet, narrow-street neighborhood, will decrease the safety of the neighborhood, will not preserve our existing housing and neighborhood, our housing values, nor will it ensure a safe, healthy, and welcoming neighborhood.

Growth is important, but not when it comes at the expense of an entire existing neighborhood. Please uphold the character of our locality. Please preserve our neighborhood as the Fairmont Forward Comprehensive Plan indicates and do not allow passage of the rezoning request.

Sincerely,

Bill J. Bockman
Jolynne G. Bockman



Phone (507) 238-9461

CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031
www.fairmont.org ♦ citygov@fairmont.org

Fax (507) 238-9469

**CITY OF FAIRMONT
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Fairmont Planning Commission will meet at the City Hall Council Chambers, 100 Downtown Plaza, Fairmont, MN 56031 at 5:30 p.m. on Tuesday, June 7, 2022 to conduct a Public Hearing to review the following item:

Carlson Walters Group, LLC
93 acres of land north of George Lake, west of Holland St (Parcel ID 23.037.0150)
Rezone from R-1 Single Family Residential to B-1 Neighborhood Business

Members of the public wishing to provide public comment may attend the meeting. Written comments can also be submitted to City of Fairmont, attention Patricia Monsen, 100 Downtown Plaza, Fairmont, MN 56031.

Questions about the proposal can be directed to Peter Bode, Planner & Zoning Official at pbode@fairmont.org or 507-238-3940.

Patricia Monsen
City Clerk
(Published in Fairmont Sentinel on May 25, 2022)



Phone (507) 238-9461

CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031
www.fairmont.org ♦ citygov@fairmont.org

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Questions about the proposal can be directed to Peter Bode, Planner & Zoning Official at pbode@fairmont.org or 507-238-3940.

Patricia Monsen
City Clerk

You are receiving this notice by mail as a neighboring property owner who could be affected by the proposed request. You have the right to provide public comment.

BEHRENS,JEFFREY, TRACEY SNELLER
2337 HICKORY AVE
DOON, IA 51235

BERHOW,GARRY L & JULIE A
1415 HOLLAND ST
FAIRMONT, MN 56031

BOCKMAN,BILL J & JOLYNNE G
1321 HOLLAND ST
FAIRMONT, MN 56031

BUHMANN,BRENT
PO BOX 692
FAIRMONT, MN 56031

CARLSON WALTERS GROUP LLC
301 N WATER ST
NEW ULM, MN 56073

CHAFFEE,NEIL W & REBEKAH D
1320 HOLLAND ST
FAIRMONT, MN 56031

CHEN,TSU CHUN
1319 HOLLAND ST
FAIRMONT, MN 56031

CLEMMENSEN,LLOYD A & B G, BARBAR
1346 HOLLAND ST
FAIRMONT, MN 56031

COMMUNITY OPTIONS & RESOURCES
PO BOX 333
SHERBURN, MN 56171

DUFFEY,TERRANCE & ANITA
505 LUCIA AVE
FAIRMONT, MN 56031

EUSTATH,KAREN
1335 HOLLAND ST
FAIRMONT, MN 56031

FAIRMONT CEMETERY ASSOC
900 FAIRLAKES AVE
FAIRMONT, MN 56031

FAIRMONT,CITY OF
100 DOWNTOWN PLAZA
FAIRMONT, MN 56031

FORTUNE,KEVIN K & SONJA S
1414 HOLLAND ST
FAIRMONT, MN 56031

GOERNDT,EUGENE & SUSAN
1345 HOLLAND
FAIRMONT, MN 56031

GRONEWALD,JAMES A & KATHLEEN
1447 LARSEN LN
FAIRMONT, MN 56031

HAMMER,SUSAN M
1400 HOLLAND ST
FAIRMONT, MN 56031

HAYCRAFT,AARON & TERESA
1104 LUCIA AVE
FAIRMONT, MN 56031

JEWETT,MATTHEW, JULIET JEWETT
1112 LUCIA ST
FAIRMONT, MN 56031

JONES,DARCY J
1116 LUCIA AVE
FAIRMONT, MN 56031

JONES,RUTH ANN
1132 LUCIA AVE
FAIRMONT, MN 56031

JUNKER,JASON D & MICHELLE R
1424 HOLLAND ST
FAIRMONT, MN 56031

KOCH,ETHAN E & MARY ANN
1313 HOLLAND ST
FAIRMONT, MN 56031

KOPESCHKA,VIRGIL H & SANDRA L
505 W MARGARET ST
FAIRMONT, MN 56031

MALO,KANE J
1400 28TH ST SW
AUSTIN, MN 55912

MEYER,TABB LESTER & MOLLY D
1332 HOLLAND ST
FAIRMONT, MN 56031

MILLER,MILDRED C TT OF REV, TRUST C
919 STATE HWY 263
WELCOME, MN 56181

MILLER,RANDY
1905 MEMORIAL PARK DR
FAIRMONT, MN 56031

MITCHELL,DONNA
1338 HOLLAND ST
FAIRMONT, MN 56031

MONTGOMERY,DENNIS K & DORANN J
1140 LUCIA AVE
FAIRMONT, MN 56031

PRICE, DALE L & ELAINE I
1903 HIGHWAY 9
LAKOTA, IA 50451

SCHUETT, JEFFREY S
PO BOX 643
FAIRMONT, MN 56031

SHELL, MARLENE ANN
1426 HOLLAND ST
FAIRMONT, MN 56031

SIMMERING, KATHRYN & KENNETH
1404 HOLLAND ST
FAIRMONT, MN 56031

SPENCER, JACQUELINE K
1155 FAIRLAKES AVE N
FAIRMONT, MN 56031

SWANSON, JOYCE
1326 HOLLAND ST
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