

# St. Stephen Planning Commission Agenda

July 12, 2022, 6:30 PM

Call to Order

Review of Minutes January 2022.

New Business:

1. Land split request, former Ben Supan property.
2. As brought forward by members.

Old Business:

1. As brought forward by members.

Adjournment

**St. Stephen Planning Commission Minutes**  
**Tuesday, July 12, 2022 @ 6:30 p.m.**

**Planning Commission Members Present:** Dan Schultz – Chairperson, Mike Gillen, Amanda Hawkins, Marilyn Schumer, and Ken Traut   **Ex Officios members present:** Lisa Marvin and Tom Vouk  
**Absent:** Perry Nistler – Deputy Chairperson and Jeff Blenkush   **Recorder present:** Julie Jacobs  
**Guests:** Joyce Supan-Zimmerman

Dan Schultz called the meeting to order at 6:30 p.m.

**Review of Minutes for January 11, 2022:** A motion was made by Amanda Hawkins, seconded by Marilyn Schumer, to approve the amended minutes of January 11, 2022. All in favor, motion carried.

**New Business:**

**Land Split Request.** Dan Schultz explained Ben Supan and the Planning Commission had many discussions about adding a cell tower to his land years ago. Dan shared the split was approved and then withdrawn per Joyce Zimmerman. Request now is to split the tower from their property. Noted people don't buy the land, they buy out the lease. Discussion held. Noted Conditional Use Permits do not expire.

Joyce Supan Zimmerman stated the property was sold to their son, Nathan Zimmerman. They want to split the tower property from his main property. Dan stated property is zoned R1. In the 80's property owners zoned their property how they want it zoned. Setbacks for residential properties was read. Nothing can be built within 190 feet from the tower, and 60-foot width around the boundary line. Talk with the attorneys about options for this, get the legal description, and lease the tower to his parents. Dan explained "island zoning" and gave examples of issues that come from this. Prevent this with a prenuptial agreement. Recommended Joyce contact her attorney and a real estate property professional. Value is not the land, it's the lease value. Reviewed survey from O'Malley & Kron Land Surveyors, Inc. regarding the splitting of the land. Inquired if the City wants an industrial lot here. Discussion held. Even if a split was done, an attorney needs to be involved.

**Rodenwald Development.** Dan shared this development was bought by LDC, who is in favor of finishing this development.

**Information.** Dan shared the City Council had conversations with Jason Ferche regarding 12<sup>th</sup> Avenue NE road and gave information of this dispute. No agreement has been reached at this time. Discussion held. Ferche Development has a buyer who wants to buy two lots and construct a land bridge to access the other lot. Issue being this is where the City has access to the drainage system. Possibly solution is an easement so the City can maintain ownership of the drainage system. No agreement has come forward at this time. Discussion held.

**As brought forward by members.**

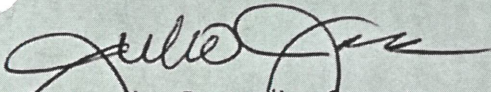
Mike Gillen shared that Joyce, Ben Supan's daughter, gave him a \$100 to do something for the Planning Commission. Suggested having pizza at the next meeting starting at 6 p.m.

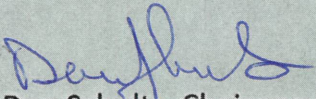
**Old Business:**

**As brought forward by members.** None

A motion was made by Mike Gillen, seconded by Ken Traut, to adjourn. All in favor, motion carried. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

  
Julie Jacobs, Recording Secretary

  
Dan Schultz, Chairperson