

MINUTES of: City of Carlos Special Council Meeting

City Hall, Carlos, Minnesota

Thursday, January 19, 2022 7:00 PM

- 1. Mayor Todd Burgess called City of Carlos Special Council meeting to order at 7:00pm**
- 2. Pledge of Allegiance @ 7:00 pm**
- 3. Roll Call** was taken: Mayor Todd Burgess, Council Members: Ronna Berghoff, Teresa Zwieg. Donna Eveslage joined via Zoom. Also in attendance: City Engineer Jared Voge, Ben Oelson, Mitchell Thoennes, Matthew Thoennes, Rick Thoennes, Dusty Anderson. Brad Nyberg

Purpose of Meeting: to discuss Zoning Map

Ben Oelson of Hometown Planning:

- After reading through the ordinances as are currently in place, he noted
- Carlos seems to have R1 district (1 and 2 Family Houses)
- R2 districts (Same as R1 but also allows for multi-family units)
- He did not notice any upper limit on number of units allowed in an apartment building.
- Manufactured Homes seem to be allowed in any district except Industrial
- Mr. Oelson handed out of maps taken from Douglas County website to everyone to start mapping out where each of the districts should be
- C1 allows for single and 2-family homes as conditional use. Ben has concern about something zoned commercial with a house on it; would limit future expansion. That could be fixed by changing the ordinance itself to give more flexibility to those homes that are in commercial district.
- Good place to start is Commercial District: Basically Main Avenue from 1st Street to 3rd Street, plus the Bank and 210 Victoria Ave Carlos Event Ctr.
- C2 North end of town
- Public Buildings: school, post office, fire hall.
- School and School lot that set aside for new Fire Hall should possibly C2
- Church, parish residence and lot behind should be R2
- Any properties within City Limits that does NOT have sewer and water? Along County Rd 13?
- Amend ordinance regarding C2 to narrow it to listed properties and those Council has reviewed and approved for that area.
- Property south of car wash: R2 because has apartment building
- 21-1/2 commercial
- Rural residential must have 2-1/2 acres
- Notify township want to annex, Petition to Annex. Should not be major issue because under 40 acres and directly abuts to City. Developers and council members should go to Carlos township meeting talk about annexation
- Storm sewer drains east side of town, where there is curb & gutter
- Set backs? Currently ordinance says side set backs 5'; probably want to increase that. To foundation of building? Industrial setbacks? check with Lynn Timm
- Designating roads either local or major collector roads; Subdivision standards, roads how deep
- Mix of trees, shrubs in ordinances sec 152
- Park dedication?
- Table – last 2 columns no heading typo?

SUMMARY

1. Update ordinances on setback issues, Roads NOT to be gravel
2. Jared Voge will prepare Map based on what was discussed tonight.
3. Public Hearing sometime in March
4. End of Moratorium
5. Attend Carlos Township meeting Feb 24th : Todd Burgess and either Donna Eveslage or Teresa Zwieg from Council, plus developers

ADJOURNMENT: Ronna Berghoff made motion to adjourn, Teresa Zwieg seconded it. Motion carried.
Meeting Adjourned at 8:30pm.