
The meeting was held in-person, with participation via Zoom also available.

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Present: Doug Parker, James Langan, Justin Sykora. Kris Kopitzke, Kuchen Hale. Absent were Scott Patten, Sally Doherty (excused), Christian Dawson. A quorum was present. Roger Bowman has retired from the commission.
ALSO IN ATTENDANCE – City Administrator Ron Moorese, City Council member Lucia Wroblewski
4. **APPROVAL OF AGENDA** –
Motion/Second Langan/Parker To approve the agenda for the January 9, 2023 Planning Commission meeting. All aye, Passed 5-0.
5. **APPROVAL OF MINUTES** –
Motion/Second Parker/Langan To approve the minutes of the December 5, 2022 Planning Commission meeting. All aye, Passed 5-0.
6. **REPORTS AND PRESENTATIONS** – none
7. **PUBLIC HEARINGS** - none
8. **NEW BUSINESS** – none
 - A. Draft Zoning standards for two dwelling units in a commercial building in the VHS-C Zone
Administrator Moorese provided background information: The City Council approved a proposed Comprehensive Plan amendment for review by the Metropolitan Council that allows up to two residential dwelling units in a commercial building in the VHS-C zone in the downtown Old Village area. The proposed Comprehensive Plan amendment is in the process of being reviewed by the Metropolitan Council. This review process should be complete in March of 2023. In the meantime, the process of developing zoning regulations regarding dwelling units in commercial buildings can move forward. The first step in the process of developing zoning regulations regarding dwelling units in commercial buildings involves the Planning Commission discussing the issues listed below and providing feedback and recommendations to staff and Council to guide the drafting of zoning regulations. The draft zoning regulations will then be referred to the Planning Commission for additional feedback.
Issues for discussion:
 - Location of commercial uses
Chair Kopitzke stated he saw no problem with location of commercial use, however office use may be the only type of use that would be compatible.
After further discussion, it was suggested that an office use should be allowed along with residential use above the main floor only in an existing commercial building that currently has office space above the main floor. It should not be allowed in a new building.
 - Location of dwelling units
Parker stated that dwelling units should not be allowed in the basement of a commercial building. The Commission also agreed that dwelling units could be located in the rear of a commercial building on the main floor.
 - Number of Bedrooms
There were no concerns regarding allowing two bedrooms in a dwelling unit.
 - Permitted Use vs. Conditional Use
Sykora felt (and others agreed) that a dwelling unit in a commercial building should require a Conditional Use Permit.

