

**Announcement of Meeting
Planning Commission
Regular Meeting Minutes**

Monday, April 22, 2024

5:00 PM

Council Chambers

I. CALL TO ORDER

Present Tyler LeBrun, Verlyn Van Batavia, Mark Lundgren, Dan Nath, and Tom Lanoue

Additional Jill Wolf, and Chad McClure

II. APPROVAL OF MINUTES

II.1. [2024-108](#) Planning Commission Minutes from February 15, 2024.

A motion was made by Lundgren, seconded by Van Batavia, that this Motion be approved. The motion carried by a unanimous vote.

III. PUBLIC HEARING

III.1. The purpose of the hearing is to rule and make recommendation to the Luverne City Council on a requested conditional use permit (CUP) application submitted by Spencer Riphagen and David Riphagen, to construct a garage/storage behind 220 East Main Street, located at 220 East Main Street (20-1119-100), in D – Downtown District, City of Luverne, Minnesota.

Chair Nath opened the public hearing at 5:02 p.m. McClure explained the purpose and necessity of requiring a Conditional Use Permit for to construct a garage/storage unit in the downtown zoning district as well as the findings. Owner Spencer Riphagen reported that downtown is lacking garage space--encourage residents to live downtown. McClure explained there are no parking requirements. Snow removal and drainage was discussed. With no further correspondence to consider, Nath closed the public hearing at 5:18 p.m.

IV. NEW BUSINESS

IV.1. [2024-109](#) Requested conditional use permit (CUP) application submitted by Spencer Riphagen and David Riphagen, to construct a garage/storage behind 220 East Main Street, located at 220 East Main Street (20-1119-100), in D - Downtown District, City of Luverne, Minnesota.

A motion was made by Van Batavia, seconded by Lundgren, that this Motion be approved. The motion carried by a unanimous vote.

V. OLD BUSINESS

- V.1. [2024-44](#) Amendment of the City's floodplain regulations, which guides development in a manner that complies with state laws and the standards of the National Flood Insurance Program (NFIP), and will reference the effective Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS).

McClure presented the updated floodplain regulations and recommended not adopting the following sections: 2.124 Definition of Flood Fringe, 3.32 Flood Fringe District, 6.2 Elevation of residential structures in flood fringe, 16.22 Internally flooding in enclosed areas, 12.23 substantially damaged structure--how to calculate the substantial damage on a non-conforming building based on retroactive improvements to cumulative total. McClure was directed to resubmit those amendments to the DNR for approval.

VI. **GENERAL DISCUSSION**

- VI.1. [2023-353](#) Set next meeting date to hold a public hearing for amending flood plain ordinance.

Meeting date will be set after DNR review of amendments.

VII. **ADJOURNMENT**

A motion was made by LeBrun, seconded by Lanoue, to adjourn the meeting at 6:02 p.m. The motion carried unanimously.

Submitted by,

Chad McClure
Building/Zoning Official