

**MINUTES**  
**PLANNING AND ZONING PUBLIC HEARING**  
**THE WATERING CAN GREENHOUSE / ANDY BRUNNER GREENHOUSE**  
**FEBRUARY 23, 2017 – 5:15 PM – COOK CITY HALL**

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PRESENT: Chairman Rich Holm, Members Elizabeth Storm and Harold Johnston

ABSENT: Members Al Vogt and Dave Danz

OTHERS PRESENT: Andy Brunner, Cindy Labrecque, Karen Hollanitsch, Mark & Diane Pascuzzi, Administrator-Clerk/Treasurer Theresa Martinson, Deputy Clerk/Treasurer Stephanie Beaudry and Office Assistant Dawn Kehoe

Due to a quorum of the council, these minutes recorded as such.

Chairman Rich Holm called the meeting to order at 5:15 PM.

To hear evidence in considering granting Conditional Use Permits for the purpose of:

1. Constructing and maintaining a *10 X 30 Cold Frame Greenhouse* located adjacent to **ANDY BRUNNER, 315 1<sup>ST</sup> ST SW, COOK, MN 55723. (Parcel ID 120-0038-00120, 120-0038-00145 and 120-0038-00130)**
2. Operating a *Greenhouse* located at: **THE WATERING CAN 210 N. Vermilion Dr., COOK, MN 55723 (Parcel ID Number: 120-0040-00100, 120-0033-00030, and 120-0040-00110)**

Proposed Conditional Use Permits requested from Ordinance No. 901 – Building and Land Use Regulations, Section 02 subd. 1; Purpose of R-1 and Ordinance No. 901 - Conditional Use Permit, Section 18 subd. 2 requirements as listed:

901.02. R-1, One and Two Family Residential District.

Subdivision 1. Purpose.

It is the purpose of this district to encourage medium density residential neighborhoods characterized by one and two family buildings for owner and/or rental occupancy. Non-residential service in this district will provide auxiliary service and/or will contribute to the stability and long term value of the area for residential purposes.

901.18 Conditional Use Permits.

Subdivision 2.

A conditional use permit shall be granted by a majority vote of the City Council upon written findings of fact that the following conditions have been complied with. Approval may deem necessary:

- A. That the proposed development is likely to be compatible with development permitted under the general provision of this ordinance on substantially all land in the vicinity of the proposed development.
- B. That the conditional use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate area, nor substantially diminish or impair property values within the vicinity.

- C. That the proposed use is consistent with the overall comprehensive municipal plan and with the spirit and intent of the provisions of this ordinance.

Additional requirements for Andy Brunner greenhouse:

- Well-maintained
- Earth-tone in color
- No selling of product
- Parking & traffic
- Meets building and set back requirements for R-1 district
- Aesthetically pleasing to the eye
- One story in height

Additional requirements for The Watering Can:

- Harmonizes with area already due to other commercial businesses
- Traffic and no parking on Hwy 24
  - Maintains parking within property boundaries
- Aesthetically pleasing to the eye
- Comply with building requirements for R-1 district
- Well-maintained
- One story in height
- Earth-tone in color

Discussion:

Spot rezoning for these two requests was not appropriate. Mark Pascuzzi's only request as they move forward with their greenhouse is that they know the exact center of Maple Street for setback purposes. Andy Brunner stated that his greenhouse will be for private residential use; he will not be selling anything out of the greenhouse itself. Should any of these requirements not be met by either party; the CUP can be considered as null and void.

Motion by Johnston, second by Storm to recommend to the City Council that conditional use permits be granted to Mark & Diane Pascuzzi (The Watering Can) and also to Andy Brunner (Gwili Brunner is the official land owner) as stated in land use applications.

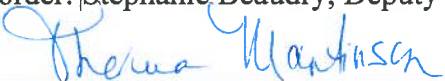
**MOTION CARRIED**

Motion by Holm, second by Storm to adjourn the meeting at 5:25 PM. **MOTION CARRIED**

CITY OF COOK – Cook, MN 55723

  
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Harold Johnston, Mayor

  
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Recorder: Stephanie Beaudry, Deputy Clerk/Treasurer

  
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Attest: Theresa Martinson, Administrator-Clerk/Treasurer