

CALL TO ORDER

Chair Werman called the regular meeting of the City of Rockford Planning and Zoning Commission to order on **May 12, 2016** at 7:00 p.m. The meeting was held in the Council Chambers of City Hall, 6031 Main Street, Rockford, MN.

ROLL CALL

Roll call was taken and the following members were present: Werman, Cihlar, Morter, Petersen-Biorn and Sand. The following members were absent: none. Also in attendance was Deputy Clerk Etzel.

***Approve Planning and Zoning Regular Minutes/April 14, 2016**

MOTION was made by Cihlar, seconded by Sand to Approve the April 14, 2016 Regular Planning and Zoning minutes.

MOTION CARRIED – VOTING IN FAVOR – WERMAN, CIHLAR, MORTER, PETERSEN-BIORN and SAND.

OPEN FORUM

Chair Werman called for open forum, no one from the public spoke.

RESOLUTION #PZ16-01 Tax Increment Financing District No. 1-4

Deputy Clerk Etzel read a report prepared by Shannon Sweeney of David Drown Associates regarding the process of implementing public improvements in the downtown area. It is intended that tax increments (new property taxes) generated by new public investment made in the downtown area be used to finance a portion of the cost of these improvements. To implement this plan, the City has initiated the process for creating Tax Increment Financing (TIF) District No. 1-4.

The Planning Commission is asked to make a finding that the development proposed by the TIF plan is consistent with the goals of the Comprehensive Plan. As the goal of the TIF District 1-4 is to promote redevelopment and new private investment in the downtown area.

Staff and the Planning Commission reviewed the Comprehensive Plan and agree that the proposed TIF meets several of the goals in the Comprehensive Plan:

- Commercial Land Use #5 & #6 (page 7)
- Central Business District #3 & #6 (page 7)
- Economic Development #4 (page 10)
- Parks and Trails Goals and Policies #4 (page 10), #9 & #14 (page 11)

Mr. Sweeney has prepared a resolution and a draft of the Tax Increment Finance Plan for TIF District 1-4 for the Planning Commission to consider.

The Planning Commission agreed with the financial consultants recommendations.

MOTION was made by Petersen-Biorn, seconded by Sand to approve Resolution #PZ16-01 recommending approval of the modification of the redevelopment plan for redevelopment project area no. 1, the establishment of tax increment finance District #1-4 therein, and the adoption of a tax increment financing plan related thereto.

MOTION CARRIED – VOTING IN FAVOR – WERMAN, CIHLAR, MORTER, PETERSEN-BIORN and SAND.

Staff Reports

Deputy Clerk Etzel's report included: downtown revitalization, lumberyard re-development - developers agreement and purchase agreement have been signed, no P&Z meeting May 26th, Wright-Hennepin Electric CUP for expansion of solar arrays was approved, and upcoming community events: Movie in the Park, Thousand Hearts Crow River Serve Day, and city wide garage sales.

ADJOURNMENT

MOTION TO ADJOURN was made by Werman, seconded by Sand.

MOTION CARRIED – VOTING IN FAVOR – WERMAN, CIHLAR, MORTER, PETERSEN-BIORN and SAND.

Chair Werman adjourned the meeting at 7:15 p.m.

Submitted by Audra Etzel, Deputy Clerk