

CITY OF CHATFIELD PLANNING & ZONING COMMISSION
AGENDA
City Council Chambers - 21 SE Second Street, Chatfield, MN 55923
May 4, 2026, 7:00 P.M.

Notice is hereby given that some members may be participating in the meeting by interactive technology.

- I. Open Meeting
 - A. [Open Meeting](#)
- II. Minutes
 - A. [Minutes 4.6.26](#)
Motion to approve as presented.
- III. Non-Public Hearing Items
 - A. [Splitting of parcel 260077030- 2025 Hill Street SW](#)
Motion to approve the splitting of the land parcel.
 - B. [Discussion on re-zoning parcel 260666000 \(Hillside Drive and Enterprise Drive\)](#)
Motion to approve proposal and recommend to City Council.
- IV. Adjourn
- V. Next Meeting- Combined EDA/ P&Z meeting Tuesday, May 26 @ 5:00pm



PLANNING & ZONING COMMISSION MEETING STAFF REPORT

Meeting Date: May 4, 2026

Agenda Item: Open Meeting

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion:

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

Background:

Attachments:



PLANNING & ZONING COMMISSION MEETING STAFF REPORT

Meeting Date: May 4, 2026

Agenda Item: Minutes 4.6.26

Subject | Summary:

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Submitted By: Alison Bentley

Recommended Motion: Motion to approve as presented.

Community Engagement and Outreach:

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[4.6.26_PZ Meeting Minutes.pdf](#)

CITY OF CHATFIELD

PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, April 6, 2025

The Planning & Zoning Commission of the City of Chatfield met in regular session on Monday, March 2. Kent Whitcomb presided as Vice Chair and called the meeting to order at 6:59 PM.

Present	Absent	Name
X		Commissioner Wayne Halvorson
	X	Commissioner Rich Bakken, Vice Chair
X		Commissioner Terry Bradt
X		Commissioner Josh Broadwater
X		Commissioner Kent Whitcomb, Chair
X		Commissioner Ben Fredrichs
X		Alison Bentley Community Development Director

Prior Meeting Minutes

Motion: To approve the March 2, 2026, minutes by Commissioner Broadwater.
Second: Commissioner Fredrichs.
Amendments: None.
Ayes: Unanimous.
Nays: None.
Abstention: None.
 Motion carried.

Public Hearing Items

A. Discussion of Shady Oak Redevelopment

- a. Proposal to subdivide a portion of Shady Oak Park into 2-4 buildable lots with updating the playground equipment, using the sale of a lot and grant to pay for updates.
- b. This is intended to stimulate “affordable” single family housing (noting market rate around \$350,000)

Community Input:

- Preserve the green space
 - Long standing community asset (Park established in early 1922)
 - Preserve trees as best as possible
 - Parks offer respite, a quiet place to reflect, nature heals the soul and give strength to the body
- Park is underutilized - is this due to needing updates, lack of use due to neighborhood or other parks in town?

CITY OF CHATFIELD

PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, April 6, 2025

- Fear that decrease of park size will leave it feeling small
- Would like to see single family homes vs. duplex
- Build homes somewhere else
- Talk of other lots/ parcels available in Chatfield, why don't developers choose one of those lots
- Possibility of adding a dog park or community garden to the space
- Resident would like the lots to be sold to homeowners and not developers
 - Would like to be able to build and have walkability or be able to bike around town
- Park is underutilized - is this due to needing updates, lack of use due to neighborhood or other parks in town?
- Possibility of adding a dog park or community garden to the space

B. Discussion of Enterprise Drive Lot

Proposal:

- Zoning change to parcel 260666000 located at 1622 Enterprise Drive SE
 - Change would include a splitting of the lot from B3 general commercial to R1 single family, as well as a conditional use permit for the west portion of the lot to allow for a commercial kitchen to be built

Community Input:

- Business owner/resident- wanting P&Z to take their time on changing the agreements that was originally set
 - The change could impact employees and families of this business
 - Previous years required a change in employee start time due to noise
 - Understands the need for growth and pushing to get people into the community
 - Make sure that growth doesn't affect the cost of contribution happening in the community
- Resident/nearby landowner- the current zoning still stands in the best interest of the community members
 - Zoning is put in place to protect the current owners, as well as the those to come in the future
 - Could potentially jeopardize property adjacent or across the street

Commissioners Input/questions:

- Where would the berm be placed? Who placed the berm?
- What happens if the house is built and no commercial building is put in?
- Concerned that the commercial building went up, and then that is a small lot
- Are the setbacks the same for commercial and residential?

** Discussion tabled until the next P&Z meeting on May 4

CITY OF CHATFIELD

PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, April 6, 2025

Non-Public Hearing Items

A. Shady Oak Redevelopment- Commissioners Input:

- We are looking for to solve a problem of having affordable housing lots in town to attract residents
 - We do have other lots in town available as duplexes, a lot in Lonestone and a couple on Hilltop Estates
- Playground equipment is expensive, and a park upgrade would not be feasible in the city budget without the funds of a lot of sale and matching grant
- If a developer purchases the lots, we would have a clause that once one is built the next one needs to go up
- Trees will need to come down due to a disease or being hazardous to the park area
- The city does not control other parcels in town that might have building opportunities such as Shaw's property on Grand Street
- Not in favor of twin homes anymore for these parcels

Motion: To approve proposal of 2 buildable lots and recommend to City Council by Commissioner Broadwater.

Second: Commissioner Fredrichs.

Amendments: None.

Ayes: Commissioners Fredrichs, Broadwater, Whitcomb, Halvorson

Nays: Commissioner Bradt

Abstention: None.
Motion carried.

** Motion carries to bring forth to council on April 27

B. Enterprise Drive Commissioners Input/questions:

- Where would the berm be placed? Who places the berm?
- What happens if the house is built and no commercial building is put in?
- Concerned that the commercial building wont go up, and then that is a small lot
- Are the setbacks the same for commercial and residential

** Discussion tabled until the next P&Z meeting on May 4.

Meeting adjourned by Commissioner Fredrichs at 8:16pm with a second by Commissioner Halvorson.



PLANNING & ZONING COMMISSION MEETING STAFF REPORT

Meeting Date: May 4, 2026

Agenda Item: Splitting of parcel 260077030- 2025 Hill Street SW

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Motion to approve the splitting of the land parcel.

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

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Attachments:

[Land seperation_Hill Street Property.pdf](#)



www.ci.chatfield.mn.us
21 Second Street SE, Chatfield, MN 55923
507-867-3810

Land Conveyance Application Form

Name of Applicant: SCOTT W & DEBORAH A FERLUSON

Address of Applicant: 2806 BLUE RIDGE DR WOODBURY MN. 55125
Street City Zip

Telephone Number: 651-308-4819 Fax Number: NONE

Email: FERLUSON091058@GMAIL.COM

Property address for the land conveyance: TBD HILL ST, S.W.

15.72 ACRES & 16.79 ACRES SEC 10 Twp 109 N RANGE 11W, CHATFIELD MN. 55923. - SPLIT PARCELS FOR SALE.

Key Dates:

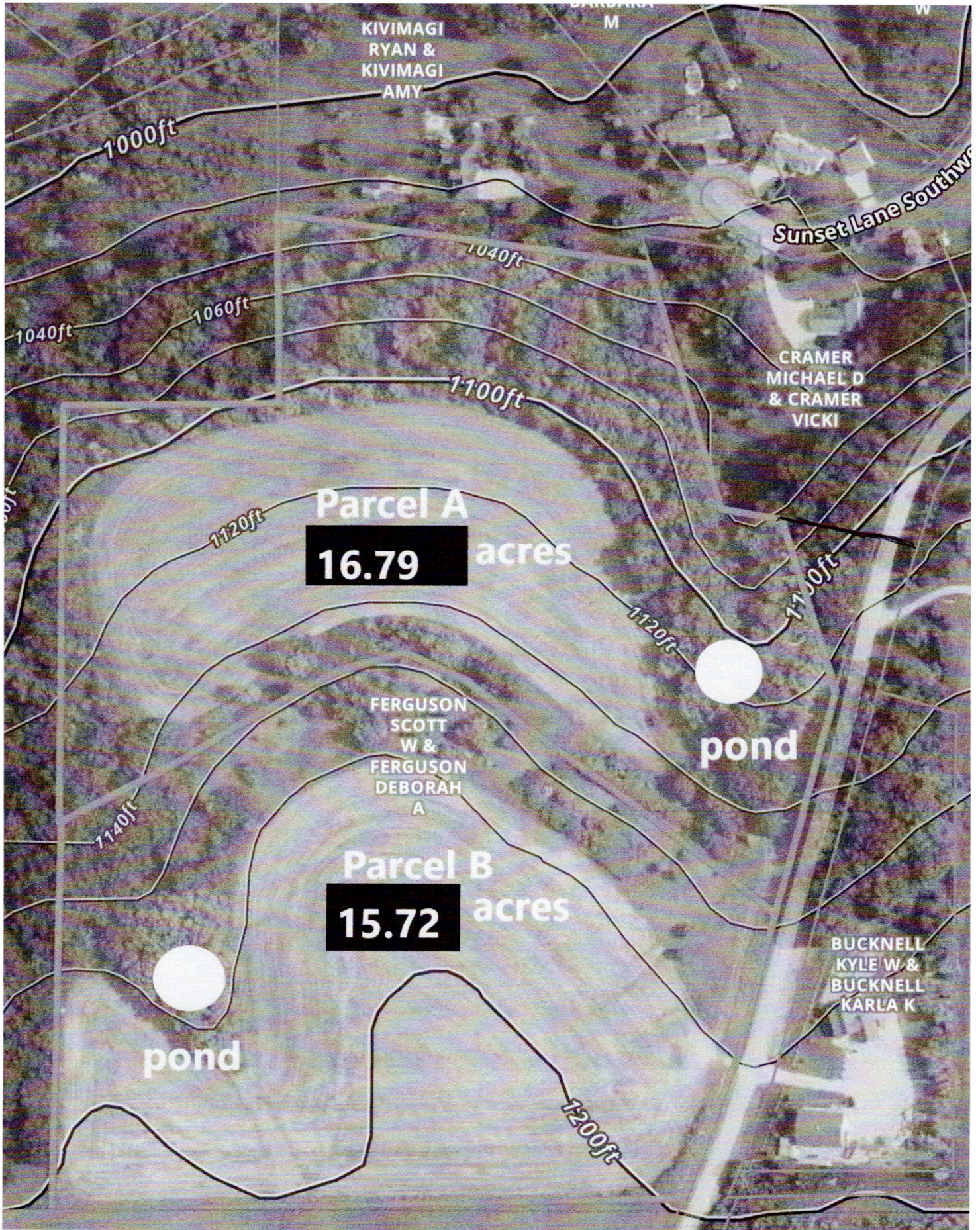
- _____ Pre-Application Meeting
- _____ Submittal Date (7 days) prior to City Council Meeting
- _____ City Council Consideration Date
- _____ Date Approved or Denied

Checklist for the submittal package:

- Signed and dated application form
- One (1) letter explaining the purpose for conveying the area
- Surveyor's Certificate
- Legal Description
- Map of land to be conveyed

• (See attached sheet for a detailed outline of these requirement)

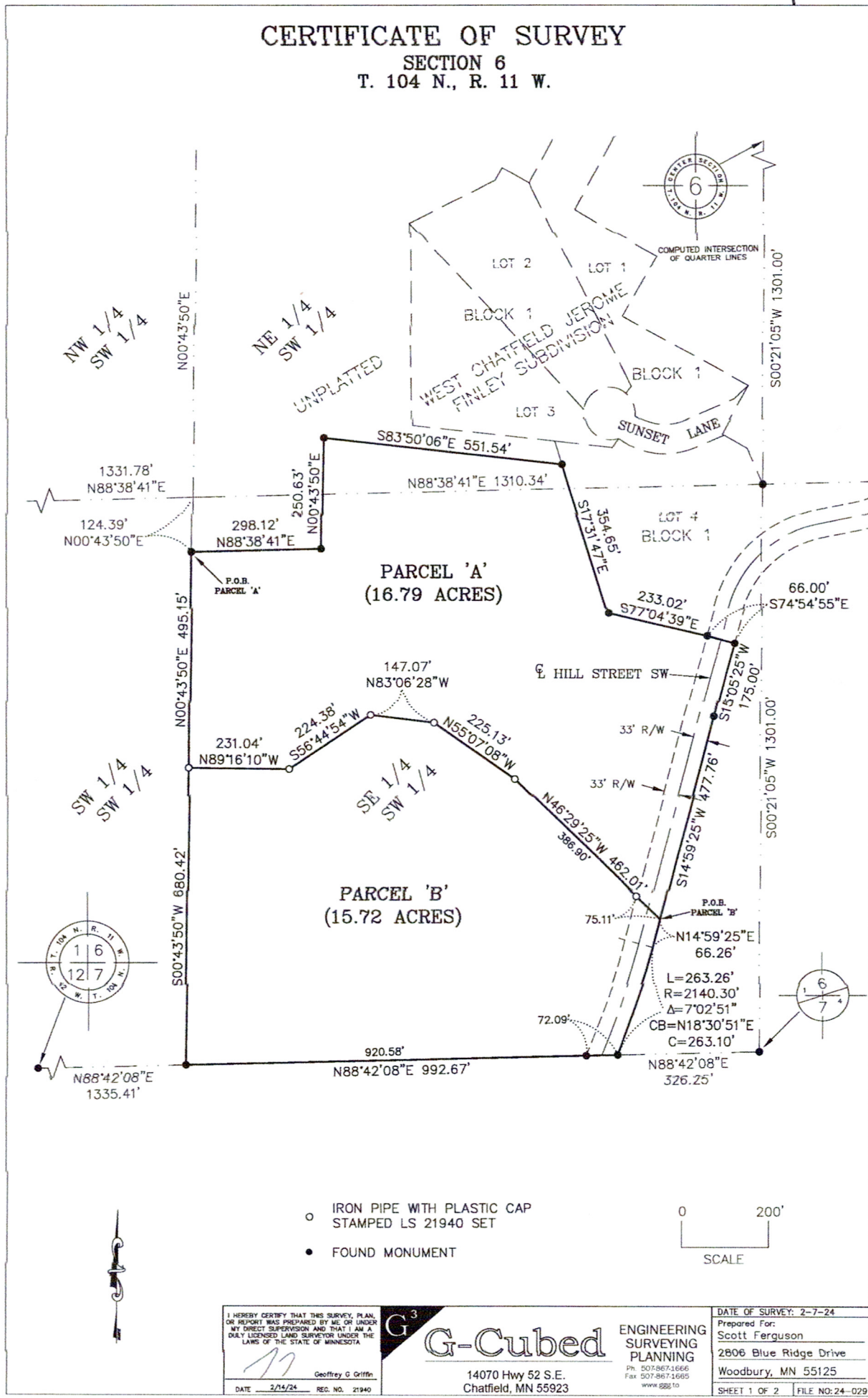
Scott W. Ferguson / Deborah A. Ferguson / 4-13-2026
Signature of Property Owners Date:



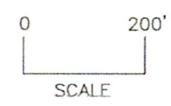
New Survey 2-16-2024

CERTIFICATE OF SURVEY

SECTION 6
T. 104 N., R. 11 W.



- IRON PIPE WITH PLASTIC CAP
STAMPED LS 21940 SET
- FOUND MONUMENT



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Geoffrey G. Griffin
Geoffrey G. Griffin
DATE 2/14/24 REC. NO. 21940

G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph: 507-867-1666
Fax: 507-867-1665
www.g88.to

DATE OF SURVEY: 2-7-24
Prepared For:
Scott Ferguson
2806 Blue Ridge Drive
Woodbury, MN 55125
SHEET 1 OF 2 FILE NO: 24-029

CERTIFICATE OF SURVEY

SECTION 6
T. 104 N., R. 11 W.

LAND DESCRIPTIONS:

PARCEL 'A'

That part of the Northeast Quarter of the Southwest Quarter and that part of the Southeast Quarter of the Southwest Quarter of Section 6, Township 104 North, Range 11 West, Fillmore County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 00°43'50" West, along the west line of said Southeast Quarter of the Southwest Quarter 124.39 feet to the point of beginning; thence North 88°38'41" East 298.12 feet; thence North 00°43'50" East 250.63 feet; thence South 83°50'06" East 551.54 feet to the west line of Lot 4, Block 1, WEST CHATFIELD JEROME FINLEY SUBDIVISION, according to the recorded plat thereof, on file at the office of the Fillmore County Recorder; thence South 17°31'47" East, along said west line, 354.65 feet to the southwest corner of said Lot 4; thence South 77°04'39" East 233.02 feet to the most southerly corner of said Lot 4; thence South 74°54'55" East 66.00 feet to the easterly right of way line of Hill Street SW; thence South 15°05'25" West, along said easterly right of way line, 175.00 feet; thence South 14°59'25" West, along said easterly right of way line, 477.76 feet; thence North 46°29'25" West 462.01 feet; thence North 55°07'08" West 225.13 feet; thence North 83°06'28" West 147.07 feet; thence South 56°44'54" West 224.38 feet; thence North 89°16'10" West 231.04 feet to said west line of the Southeast Quarter of the Southwest Quarter; thence North 00°43'50" East, along said west line, 495.15 feet to the point of beginning.

The above described parcel contains 16.79 acres, more or less, and is subject to any easements, covenants, and restrictions of record.


PARCEL 'B'


That part Southeast Quarter of the Southwest Quarter of Section 6, Township 104 North, Range 11 West, Fillmore County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 00°43'50" West, along the west line of said Southeast Quarter of the Southwest Quarter 124.39 feet; thence North 88°38'41" East 298.12 feet; thence North 00°43'50" East 250.63 feet; thence South 83°50'06" East 551.54 feet to the west line of Lot 4, Block 1, WEST CHATFIELD JEROME FINLEY SUBDIVISION, according to the recorded plat thereof, on file at the office of the Fillmore County Recorder; thence South 17°31'47" East, along said west line, 354.65 feet to the southwest corner of said Lot 4; thence South 77°04'39" East 233.02 feet to the most southerly corner of said Lot 4; thence South 74°54'55" East 66.00 feet to the easterly right of way line of Hill Street SW; thence South 15°05'25" West, along said easterly right of way line, 175.00 feet; thence South 14°59'25" West, along said easterly right of way line, 477.76 feet to the point of beginning; thence North 46°29'25" West 462.01 feet; thence North 55°07'08" West 225.13 feet; thence North 83°06'28" West 147.07 feet; thence South 56°44'54" West 224.38 feet; thence North 89°16'10" West 231.04 feet to said west line of the Southeast Quarter of the Southwest Quarter; thence South 00°43'50" West, along said west line, 680.42 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 88°42'08" East, along the south line of said Southeast Quarter of the Southwest Quarter, 992.67 feet to said easterly right of way line; thence northeasterly 263.26 feet along said easterly right of way line and along a non-tangential curve, concave to the northwest, said curve has a radius of 2140.30 feet, a central angle of 07°02'51", and the chord of said curve bears North 18°30'51" East 263.10 feet; thence North 14°59'25" East, tangent to said curve and along said easterly right of way line, 66.26 feet to the point of beginning.

The above described parcel contains 15.72 acres, more or less, and is subject to any easements, covenants, and restrictions of record.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA


Geoffrey G. Griffin
DATE 2/14/24 REG. NO. 21940

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DATE OF SURVEY: 2-7-24
Prepared For:
Scott Ferguson
2806 Blue Ridge Drive
Woodbury, MN 55125
SHEET 2 OF 2 FILE NO: 24-029



PLANNING & ZONING COMMISSION MEETING STAFF REPORT

Meeting Date: May 4, 2026

Agenda Item: Discussion on re-zoning parcel 260666000 (Hillside Drive and Enterprise Drive)

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Motion to approve proposal and recommend to City Council.

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

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Included in Current Budget?:

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Attachments:

[Re-zoning Parcel- Potential Design.png](#)

