

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 12, 2018

The Owatonna Planning Commission met in regular session at 5:30 pm in the Council Chambers of the City Administration Building with President Josh Meillier conducting the meeting. Present at roll call were Wes Kain, Josh Meillier, Tim Linders, Mark Meier, and Steve Jessop. Commissioners Suzy Meneguzo and Teri Steckelberg were absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Linders and seconded by Jessop to approve the minutes of the regular meeting of May 8, 2018. All Ayes, motion carried.

Conditional Use No. C-1402, which is a request by Jerry Wolfgram and Hometown Credit Union to allow construction of a 5,000 square foot building which will contain a drive thru for a banking facility for the property located at 150 18th Street SW, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:32 pm. Ed Muehlberg from HTG Architects was present on behalf of the applicants and said that he was willing to answer questions. Public hearing closed at 5:33 pm. A motion was made by Kain and seconded by Meier to recommend City Council approval of this conditional use request with the following conditions:

- 1) The applicant shall combine the lots prior to a building permit being issued.
- 2) Prior to issuance of the building permit, the City and Owatonna Public Utilities shall approve all grading, drainage, and utility plans.
- 3) When the western parking stalls are added the applicant will need to add one additional tree along the street frontage.

All ayes, motion carried.

Application No. 269, which is a request by JR Properties of Minnesota LLC for a lot split for the property located at 3635 9th Street NW, was presented by Community Development Manager Kruschke. The proposed split some of the parcels back to the original plat. (Refer to report on file.) Public hearing opened at 5:36 pm. Jeremy Bartsch, part owner of the subject property, said that he is working with City Engineer Kyle Skov to address the driveway. He said that they wanted the access for safety reasons as there is an automated gate at the other access. He said that Skov looked yesterday and will be getting back to him. After construction, they will be removing the driveway that Skov wanted them to. Public hearing closed at 5:37 pm. A motion was made by Jessop and seconded by Linders to recommend City Council approval of this formal lot split to return these lots to the original plat with one condition:

- 1) No grading permit will be issued for any lot until the driveway and culvert issue is resolved to the satisfaction of the City Engineer.

All ayes, motion carried.

Conditional Use No. C-1403, which is a request by JR Properties of MN LLC for a minor planned unit development to allow two primary uses / multiple buildings to be located on one parcel, was presented by Community Development Manager Kruschke. The applicant is requesting to construct two primary buildings with potential for additional buildings in the future. (Refer to report on file.) Public hearing opened at 5:42 pm. No comments were made regarding this request. Public hearing closed at 5:43 pm. A motion was made by Linders and seconded by Kain to recommend City Council approval of this conditional use request with the following conditions:

- 1) All buildings shall be constructed to be compatible with each other.
- 2) All exterior signage shall meet all provisions of the sign ordinance.
- 3) Prior to issuance of the building permit, the City and Owatonna Public Utilities shall approval all grading, drainage, and utility plans.
- 4) Joint access easement and maintenance agreements shall be provided on the private access drive prior to a building permit being issued.
- 5) The south fence and gate shall remain 25 feet from the property line.

All ayes, motion carried.

Final Plat of Wildung North Addition, which is a 9.90± acre tract of land zoned B-2 Community Business District owned by John Ihlenfeld and located at 3525 County Road 45 North, was presented by Community Development Manager Kruschke. (Refer to report on file.) Kain asked for further detail on the access issues. John Ihlenfeld said that he is asking the County for an access onto County Road 45. Each lot along there is 20 acres and they have a driveway in the center. The County was concerned about this, should there ever be a need for turn lane on the township road. His driveway could be in the way, or it could be a part of the turn lane. He said that, as of 2002, the County has required parceled land that has frontage onto a secondary road to have access on that secondary road. He said that they won't have any control over the north half, and didn't know what would happen if that property owner won't allow them to use that access. He said their company needs access to a 10 ton road, and they've applied to the County. Kruschke pointed out that, on the aerial map, you can see the existing access. If the County doesn't approve his request, he will use this access. The City is fine with either. The site plan may change, and that is okay as it does not change the plat. A motion was made by Kain and seconded by Jessop to recommend City Council approval of this final plat of Wildung North Addition with the following conditions:

- 1) The final plat shall be recorded within 60 days of the City Council approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The developers shall enter into a development agreement with the City prior to recording of the final plat.
- 4) The sanitary line shall remain a private main.
- 5) The water main and all associated items shall be located on the land that is proposed to be annexed.
- 6) The development shall meet all zoning requirements as required within the ordinance.
- 7) Steele County has jurisdiction on all access decisions on County Road 45.

All ayes, motion carried.

Kruschke presented the May Building Permit Reports. He said that they had 16 new home starts at the end of May, and are currently pushing 20, which puts them ahead of last year.

There being no further business to come before the Planning Commission at this time, a motion was made by Linders and seconded by Kain to adjourn the meeting at 5:55 pm. All Ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

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