

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 26, 2018

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

A motion was made by Meier and seconded by Jessop to approve the minutes of the regular meeting of June 26, 2018. All Ayes, motion carried.

Conditional Use No. C-1404, which is a request by Owatonna Motor Company to allow for a major automobile repair facility / collision center to locate at 422 West North Street, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:35 pm. Bill Zaharia, property owner, was present. He said that he was just fine with platting the property, and couldn't agree more. As far as screening from Hoffman Drive goes, he said that the cars are not a big eyesore where they are kept right now, and he said they could keep them there. He didn't have a problem moving them 350 feet as opposed to 50 feet. He said if they do build a screen along Hoffman Drive, it would have to be 50 feet high. He said that they are going to purchase, not lease, the property with no lien holder. He said that Hoffman Drive is looking better with the updates to the old Walmart building, two parts stores, and Hardees. He said that, with this new repair facility, they will employ more people and make Hoffman look better. Public hearing closed at 5:38 pm. Jessop questioned the wording of the third condition regarding screening, since he offered to keep the cars where they're currently located. Kruschke said that no one has a problem with where the cars are now, so if they continue to operate as is that would satisfy the third condition. Kain stated it doesn't hurt to keep that condition in. A motion was made by Jessop and seconded by Meier to recommend City Council approval of this conditional use request with the following conditions:

- 1) All signs shall have a sign permit prior to being erected.
- 2) The property shall be platted within a reasonable amount of time if Owatonna Motor Company, or an associated entity, purchases the property for this use.
- 3) Measures shall be taken to screen damaged vehicles from Hoffman Drive.

All Ayes, motion carried.

Preliminary Plat of Voll Addition, which is a 0.63± acre tract of land zoned R-3 Single and Two Family Residential District owned by Christopher Call and Kelly Voll and located at 732 and 740 South Oak Avenue, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:43 pm. No comments were made regarding this request. Public hearing closed at 5:44 pm. Kain asked if this was two different parties, or if the applicants jointly own the two properties. Kruschke said that it's two different parties. He said the application came in from one of the property owners over a year ago. The City requires both property owners to sign, so they were waiting on that. A motion was made by Kain and seconded by Jessop to recommend City Council approval of this preliminary plat of Voll Addition with the following conditions:

- 1) The final plat shall be submitted within one year of the approval of this preliminary plat.
- 2) The City Attorney shall approve the title opinion prior to recording of the plat.
- 3) A deed shall be recorded with the plat transferring the land from one party to the other in order to provide clear and clean title.

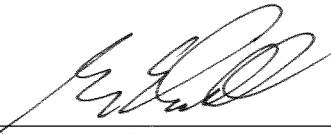
4) The utility easement shall be provided in the SW corner.

All Ayes, motion carried.

Kruschke said that packets for the July 10th meeting may be out early as he will be out of the office next week. There are two public hearing items on the agenda: a request for a sign variance and an auto repair business.

There being no further business to come before the Planning Commission at this time, a motion was made by Jessop and seconded by Meier to adjourn the meeting at 5:46 pm. All Ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

DRAFT