

OWATONNA PLANNING COMMISSION MINUTES FOR JULY 10, 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 Steve Jessop, Suzy Meneguzzo, Josh Meillier, Tim Linders, and Teri Steckelberg. Commissioners Wes Kain and Mark Meier 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 June 26, 2018. All Ayes, motion carried.

Variance No. V-1405, which is a request by Harvey Sign Company on behalf of KFC for a variance to allow 100 square feet of wall signage where only 50 square feet of wall signage is required for the property located at 135 Allan Avenue SW, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:35 pm. No comments were made regarding this request. Public hearing closed at 5:36 pm. Jessop asked if the total square footage was stated. Kruschke said that they are requesting 100 square feet. Meneguzzo asked if their limitation is because of the way the building is positioned. Kruschke said their limitation is the zoning which only permits 50 square feet. The properties across the street are located in the Highway Business Sign Overlay District because they front the Interstate. Meillier asked if Arby's was allowed 100 square feet total, including the free-standing sign. Kruschke said that they are allowed 100 square feet on the building in addition to the freestanding sign. He said that Applebee's and Dairy Queen are both zoned the same as KFC as they do not front on the Interstate. They could have additional wall signage if they did not have a free-standing sign. Meneguzzo asked if other businesses in the same zoning district could apply for a similar variance. Kruschke said that they could; each individual case has to meet the five findings. Meillier wondered, if this is a national rebranding, how many other communities are dealing with the same thing. Kruschke said that it's not uncommon with rebranding. Jessop said that it's pulling people off the Interstate, which is a good thing. Meillier said it's not unreasonable. Steckelberg asked if they were redoing the whole exterior of the building. Kruschke said they are. Meillier said that he looked at Arby's—they only have one sign on their building. A motion was made by Jessop and seconded by Steckelberg to recommend approval of this variance request for additional wall signage at 135 Allan Avenue SW with the following provisions:

- 1) The applicant shall apply for sign permits on all of the exterior wall signs.
- 2) No additional signage shall be permitted on the signs beyond the signs approved in this request.

All Ayes, motion carried.

Conditional Use No. C-1406, which is a request by Troy Johnson to allow for a major automobile repair facility to locate at 1221 South Oak Avenue, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:43 pm. Troy Johnson asked, since the property has been there a while, if he could have an extension on the hard-surfacing of the parking lot. He also asked if he could use the existing free-standing sign on the lot. A neighbor was present and said that he came out of curiosity, but didn't have any objections. Kruschke said that he included a copy of an email from Daryl Kubicek, who was unable to attend the meeting tonight. The email was read and will be added into the public record. Public hearing closed at 5:45 pm. Meillier asked if some of the email requests from Kubicek are already taken care of through the conditions stated in the staff report. Kruschke said that it is an existing building, so setbacks won't change. There is no City sidewalk in front of this property. Curbing is part of the recommendation and approaches would probably be done at the time the lot is hard surfaced. The buffer would be covered under parking lot setback requirements. Hard surfacing

is included in the recommendations and the lot is required to be striped. Waste oil is part of their operations, and covered under building code requirements. He will have to have his garbage area enclosed. He'll need to apply to sign permits and will take care of snow removal when the time comes. Meillier said his only thought was that, with customer parking, employee parking, and auto sales, it could be crowded being on a busy street. He asked if the applicant was able to use the existing sign. Kruschke said that he would be able to use it. If the sign face is the same size, he is permitted to switch them out. If it is changed, he will need engineering and a sign permit. Jessop asked the applicant when he would be able to pave the lot. Johnson said that he could in a couple of years. He said that it is a cost issue. Meneguzzo asked what the regulations state. Kruschke said that it is required to be done immediately, but this is an existing building. Johnson said that the building has been unoccupied and has looked horrible for the last twenty years. He said that it will look nicer than it currently does, and pointed out that no one else has stepped in to do anything about it. Jessop asked the applicant how long he's been in the car business. Johnson said that he's been in the business since the 1980s. Meillier said he'd think it was in the applicant's best interest to pave the lot. He asked what would happen if he couldn't do it in two years. Kruschke said that they would like a specific date for the work to be completed by. City Council would adopt a resolution and have it recorded against the property. He said that there are enforcement actions, and the ordinance has a way to revoke the conditional use permit. There is a process laid out for enforcement if needed. Jessop said that, in two years, the applicant should know whether or not the business will make it. He said he can live with allowing him two years to pave the lot. A motion was made by Jessop and seconded by Linders to recommend approval of this conditional use request with the following conditions:

- 1) All signs shall have a sign permit prior to being erected.
- 2) The parking and access areas shall be paved and have curbing installed on all areas located within 10' of the property line as is required by code, to be completed by August 1, 2020.
- 3) No other uses besides the auto repair and auto sales shall be located on the property unless the conditional use permit is revised.

All ayes, motion carried.

Kruschke presented the Building permit reports for June. He said that the permit for Park Plaza 2 was issued in June with a valuation of \$3,200,000. Meneguzzo asked about the third apartment building. Kruschke said that this was the final building on the south side of the theater entrance. Meillier asked about the status on the Pearl Street apartment. Kruschke said that this is an unfortunate situation as the architect passed away. He is a one-man shop, so the developer will either need to find another architect to own his plans, or have a new design drawn. He said that the City does have a signed and executed development agreement

Kruschke said that nothing has come in for the July 24th meeting, so it will be cancelled. The August 14th meeting is the first night of the fair, but also the same night as primary elections. This means that they will have to be done by 6:00 pm. Depending on the agenda, this may mean starting the meeting earlier.

There being no further business to come before the Planning Commission at this time, a motion was made by Meneguzzo and seconded by Steckelberg to adjourn the meeting at 6:00 pm. All Ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

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