

## OWATONNA PLANNING COMMISSION MINUTES FOR AUGUST 28, 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, Wes Kain, Josh Meillier, and Teri Steckelberg. Commissioners Tim Linders and Mark Meier were absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Meneguzzo and seconded by Jessop to approve the minutes of the regular meeting of August 14, 2018. All Ayes, motion carried.

Josh Meillier abstained from the following request, Conditional Use No. C-1408. Wes Kain conducted the meeting for this request.

Conditional Use No. C-1408, which is a request Robert and Donna Ayers to allow a 28' x 38' 1,064 square foot detached private garage to be constructed at 2250 Majestic Lane NE, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:31 pm. Bob Ayers was present and said that everything is in the staff report. Public hearing closed at 5:32 pm. Meneguzzo asked if this needed a conditional use permit essentially because it is 64 square feet over the permitted 1,000 square feet. Kruschke said yes; because of his lot size, he is allowed to go over 1,000 square feet with a conditional use request. A motion was made by Steckelberg and seconded by Meneguzzo to recommend approval of this conditional use request with the following conditions:

- 1) The accessory structures shall not be used for commercial purposes.

All ayes, motion carried. (Josh Meillier abstained from this motion.)

President Josh Meillier resumed conducting the meeting.

Final Plat of Mohs Addition, which is a 4.4± acre tract of land zoned I-1, Light Industrial District and I-2, Heavy Industrial District (The applicant has requested a zone change to B-2, Community Development District.) owned by Mohs State Properties, LLC and located at 1330 State Avenue. (Refer to report on file.) A motion was made by Kain and seconded by Jessop to recommend City Council approval of this final plat with the following conditions:

- 1) The final plat shall be recorded within 60 days of the date of approval of the final plat.
- 2) The drainage and utility easements shall be provided as shown on the final plat.
- 3) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 4) The plat shall be contingent upon approval of the easement vacation.
- 5) The plat shall be contingent upon approval of the zone change from B-2 Community Commercial.
- 6) Steele County shall approve any access on State Avenue in accordance with their access policy.
- 7) All assessments shall be paid in full or an agreement shall be approved by the City Council prior to recording of the final plat.

All ayes, motion carried

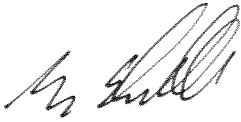
The next meeting is scheduled for Tuesday, September 11, 2018. Kruschke said that there will be a preliminary plat for Owatonna Motor Co. at this meeting.

The Commissioners discussed the Pearl Street apartments as well as the project on the 200 block of N. Cedar Avenue. Kruschke said that they are in the middle of the third Retail Challenge. He said that the Chamber and the City have commissioned a Streetscaping Plan for the downtown, which will be good to have.

Kain asked about the assessment on the Mohs Addition. Kruschke said that they aren't delinquent. A majority of the assessments are from Kilworth Drive and Scott is aware of them.

There being no further business to come before the Planning Commission at this time, a motion was made by Jessop and seconded by Steckelberg to adjourn the meeting at 5:47 pm. All Ayes, motion carried.

Respectfully Submitted,



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Greg Kruschke  
Community Development Manager

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