

OWATONNA PLANNING COMMISSION MINUTES FOR SEPTEMBER 25, 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, Wes Kain, Josh Meillier, Tim Linders, Mark Meier, and Teri Steckelberg. Commissioner Suzy Meneguzzo was absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Steckelberg and seconded by Jessop to approve the minutes of the regular meeting of September 11, 2018. All Ayes, motion carried.

Conditional Use Permit No. C-1409, which is a request by AMERCO Real Estate Company for a self-storage facility located at 1010 Hoffman Drive NW was presented by Community Development Manager Greg Kruschke. (Refer to report on file). Public hearing opened at 5:32 pm. Christopher Bohlman was present representing U-Haul. He said that he happened to drive by the subject property and got to talking with the property owner. He said they're currently looking to locate in cities of 20,000 to 40,000. They did a lot of research on the self-storage market in Owatonna and they are full all of the time. He said he didn't see any issues with the recommendations in the staff report. U-Haul likes to reuse buildings. They're currently renovating several former K-Mart buildings. He said this benefits the community. Public hearing closed at 5:35 pm. 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 wall signs shall have a sign permit.
- 2) A minimum of 2 of the 200 square foot storage signs shall not be permitted as the square footage will be exceeded.
- 3) The SE storage building shall be constructed a minimum of one foot above the regulatory flood protection elevation.
- 4) An elevation certificate shall be provided on the SE building as required by FEMA.
- 5) No additional self storage buildings shall be constructed on the property without amending the conditional use permit.

All ayes, motion carried.

Conditional Use Permit No. C-1411, which is a request by James Bros. Construction to allow relocation of their construction offices and associated uses (Uses within the operation will include crushing, stockpiling, outdoor storage, outdoor fuel pumps, and other associated uses.) located at 3835 Park Drive NW, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:40 pm. Wayne and Steve James of James Bros. were present to answer any questions. No comments were made regarding this request. Public hearing closed at 5:41 pm. Kain questioned the access onto 38th Place NW. Kruschke said that this is required to be 40 feet from the intersection because 38th Place NW is a local street. The distance is greater on Park Drive because of the speed of traffic. A motion was made by Kain and seconded by Linders to recommend City Council approval of this conditional use request with the following conditions:

- 1) All signs shall have a sign permit.
- 2) All public and employee parking stalls, as well as the access to those areas, shall be of hard surfaced with either concrete or bituminous as code requires.
- 3) Detailed storm water plans shall be approved by the City Engineer prior to issuance of a grading permit.

- 4) The access point on Park Drive shall be located a minimum of 150' from the 39th Avenue intersection per the recommendation of the City Engineer.

All ayes, motion carried.

Variance Application No. V-1410, which is a request by Ronald Steinberg to allow for an attached garage to be constructed 4' from a side property line where a 5' setback is required for an attached garage at 1009 South Grove Avenue, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Kruschke said that he received an email from a neighbor who was in support of this request. Public hearing opened at 5:43 pm. Ronald Steinberg was present to answer any questions. No comments were made regarding this request. Public hearing closed at 5:44 pm. A motion was made by Jessop and seconded by Linders to recommend City Council approval of this variance request with the following conditions:

- 1) The proposed structure shall not be expanded beyond its proposed footprint without the City Council amending the variance approval.
- 2) The siding and roofing on the addition shall match the existing structure.

All ayes, motion carried.

A request by Steve and Connie Seidler to vacate a portion of utility easement at 810 18th Street SE was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:45 pm. Steve and Connie Siedler were present. Mr. Seidler said he would like to publicly thank Kruschke and the surveyors for their work to resolve this. They weren't aware of the easement until they were in the process of selling the property. Public hearing closed at 5:46 pm. A motion was made by Linders and seconded by Jessop to recommend City Council approval of this vacation of a portion of utility easement located on the property at 810 18th Street SE. All ayes, motion carried.

Variance Application No. V-1412, which is a request by Steele County to allow for a side setback variance of 10' where a 20' side setback is required from the south property line, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:48 pm. John Hosfield, retired Steele County Surveyor, said that when the addition for the second sheet of ice was built, it had to be shoehorned between the Muckle building and the nursing home, which was a joint venture. Everyone was okay with it at that time. He explained that Steele County is doing this so they can retire a bond and sell off Park Place, and in order to do so, it needs to be platted. Public hearing closed at 5:49 pm. Jessop asked how the parking lot will be delineated. Hosfield said that they will need driveway and parking easements. He said that in Minnesota, only utility easements can be shown on plats. They will have to record a private easement after the plat is recorded. A motion was made by Steckelberg and seconded by Jessop to recommend City Council approval of this variance request with the following conditions:

- 1) No further encroachments beyond this stairwell shall be permitted.

All ayes, motion carried.

Preliminary Plat of Park Place Addition, which is a 4.22± acre tract of land zoned R-6 High Density Residential District, owned by Steele County and located at 1409 South Cedar Avenue, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:55 pm. Steve Smith (?) attorney for Koda Living said that they are very glad this is being platted. He

said their only concerns are on behalf of the fairgrounds and questioned the setbacks for the fair buildings. Kruschke said that they are grandfathered in. Smith asked if the platting process could reduce the number of parking spaces. Kruschke said that it is his understanding that the parking easement will be a blanket easement over the whole area. Parking will remain the same. Hosfield said that the plan is to not change the number of parking spaces. Kruschke clarified that the easements are for Park Place onto the fairgrounds rather than the other way around for Park Place to meet the parking requirements. Public hearing closed at 5:57 pm. Kruschke said all of these buildings were constructed without property lines. Placing property lines affects setbacks and building codes such as sprinklers. This is what happens when you put property lines into a campus. A motion was made by Jessop and seconded by Meier to recommend City Council approval of this preliminary plat with the following conditions:

- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) A joint access, parking, and maintenance easement agreement regarding all parking and access on the properties shall be recorded with the final plat.
- 4) A utility easement shall be provided surrounding the transformer on the south side of the building.
- 5) The fence in the southeast corner shall be removed or relocated to within the subject property.

All ayes, motion carried.

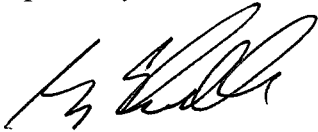
Final Plat of Owatonna Motor Company Addition, which is a 5.4± acre tract of land zoned B-2 Community Business District, owned by Owatonna Motor Company & North Street LLC and located at 422 North Street W and 1001 Hoffman Drive NW was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Kruschke said that there is one change—City Council removed the condition about the encroachment onto CSAH 45 stating that the County should do an enforcement action. A motion was made by Linders 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 sixty days of the date of approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) A joint access, parking, and maintenance easement agreement regarding all parking and access on the properties shall be recorded with the final plat.

All ayes, motion carried

There being no further business to come before the Planning Commission at this time, a motion was made by Steckelberg and seconded by Linders to adjourn the meeting at 6:02 pm. All Ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager