

## OWATONNA PLANNING COMMISSION MINUTES FOR OCTOBER 23, 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 Commissioners Steve Jessop, Josh Meillier, Tim Linders, and Teri Steckelberg. Commissioners Wes Kain, Suzy Meneguzzo, and Mark Meier were absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Steckelberg and seconded by Linders to approve the minutes of the regular meeting of October 9, 2018. All ayes, motion carried.

Conditional Use No. C-1413, which is a request by MSB-LLC for a food vending vehicle to be located on private property in the B-3 Central Business District at 111 Walnut Avenue North, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:34 pm. Rod Baker of MSB-LLC said that their intent is to have a rotating schedule for the food truck. They also plan to offer carry-out menus from other local restaurants. Public hearing closed at 5:35 pm. Meillier said that he was curious about the private driveway next to the former eye clinic. Kruschke said that the plan is to straighten it out. Meillier said that he had some safety concerns in the event a reckless driver flies through the driveway. Mark Knutson of MSB-LLC said that the driveway will be on the opposite side of the food vendor window. Meillier asked if this request was for one truck or multiple trucks. Baker said that they will have one vendor at a time. Kruschke added that they plan to have multiple vendors, but only one at a time with a rotating schedule. In the case that they want to bring several vendors in at one time, they would have to apply for a special use permit to use the right of way area. Meillier said that this is a great use of space. He asked if kids will be able to purchase food at the vendor trucks. Baker explained that the way it's planned at present is to have beer kept within a railed-in area and the food truck will sit outside of the rails. Knutson said that the plan is to have a 4 foot sidewalk between the food truck pad and the patio. Meillier said that he loves that it will draw people to downtown and said that he likes the menu idea. He said he was curious if anyone else would want to set up a food truck around Central Park. Kruschke said that there is not a lot of private property around the park to allow for a food truck. He said that they haven't had a lot of food truck requests. A food truck business in downtown Owatonna could struggle because of the lack of people. Jessop asked if it had to be a truck. Kruschke said that it is defined as a "food vending vehicle" in the ordinance, and gets into a lot of regulations with the Department of Health, Department of Agriculture, and Commerce. Linders asked if the traffic will be two-way going in and out. Kruschke said yes. A motion was made by Linders and seconded by Jessop to recommend City Council approval of this conditional use request with the following conditions:

- 1) The applicant will be responsible to ensure the food trucks do not place any signage off site.
- 2) The applicant shall police the area for trash and rubbish to ensure all is placed in trash receptacles.
- 3) All grease, gray water, trash and other related items to the food truck shall be properly disposed of.
- 4) All Department of Health rules shall apply at all times.
- 5) The food truck shall not operate for more than 21 days consecutively.

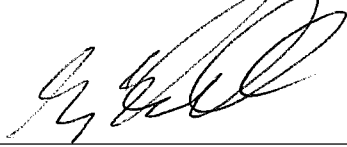
All ayes, motion carried.

The Commissioners discussed the monthly building report for September. Kruschke said that they're at about 37 single family houses, which is the highest it's been since 2007 or 2008. They are hoping for four to six more houses. Revenue is higher than last year as well.

Kruschke said that there will likely be three requests for the November 13<sup>th</sup> meeting—a lot split for Stadheim Properties, a conditional use permit for Tri-Valley Head Start, and the final plat of Sanders Energy Addition.

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

Respectfully Submitted,



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Greg Kruschke  
Community Development Specialist

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