

OWATONNA PLANNING COMMISSION MINUTES FOR DECEMBER 8, 2020

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 John Eickhoff, Josh Meillier, Kelly Rooks, Rachel Springer-Gasner, and Mark Wilson. Commissioners Dan Boeke and Mark Meier were absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

Community Development Manager Greg Kruschke read a statement to allow for the meeting to be conducted by telephonic or electronic means and all votes will be roll call votes.

A motion was made by Wilson and seconded by Rooks to approve the minutes of the regular meeting of November 10, 2020. Commissioners voting Aye: Eickhoff, Rooks, Springer-Gasner, Wilson, Meillier. 5-0, motion carried.

Final Plat of Burzinski Hole Addition, which is a 2.33± acre tract of land zoned R-1, Single Family Residential, owned by Marcella Burzinski and John & Sherri Hole and located at 30 Oakview Place SE and 355 Havana Road SE, was presented by Community Development Manager Kruschke. (Refer to report on file.) A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of this final plat of Burzinski Hole Addition with the following conditions:

- 1) The final plat shall be recorded within one year 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 deed shall be recorded prior to the final plat deeding the portion of land from Burzinski to Hole as depicted in the plat.

Commissioners voting Aye: Eickhoff, Rooks, Springer-Gasner, Wilson, Meillier. 5-0, motion carried.

Final Plat of Habitat Addition No. 2, which is a 0.63± acre tract of land zoned R-1, Single Family Residential, owned by Two Rivers Habitat for Humanity and located at 716 Linn Avenue SW and Mosher Avenue SW, was presented by Community Development Manager Kruschke. (Refer to report on file.)

A motion was made by Rooks and seconded by Springer-Gasner to recommend City Council approval of this final plat of Habitat Addition No. 2 with the following conditions:

- 1) The final plat shall be recorded within one year of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) Lot 1, Block 1, shall meet all floodplain regulations when the house is constructed.

Commissioners voting Aye: Eickhoff, Rooks, Springer-Gasner, Wilson, Meillier. 5-0, motion carried.

Community Development Manager Kruschke said that, as part of the OHS Environmental Assessment Worksheet comment period, the Planning Commission will be taking comments. December 16th is the deadline to make comments. Allison Harwood with WSB presented the EAW. She went over the purpose of the EAW: to inform the public, identify ways to protect the environment, and determine if an environmental impact statement is necessary. She then explained the steps in the EAW process and gave an overview of the project and said that the EAW was required due to the size of the proposed school site. The construction will disturb approximately 74 acres and create 21 acres of impervious surface. Construction is planned to begin in May 2021 and finished in the summer of 2023. There were no geology

or soils issues on the site. The project will incorporate erosion control measures in order to mitigate for any of the grading that could produce sediment off the site. There are very few water resources on the site, so there will be no water resource impacts. Wastewater for the site will be connected to the existing City sanitary sewer system and no expansion of that system is expected. Stormwater will be produced from the site, but can be managed within the site itself. There are no contamination issues on the site. The existing site is agricultural in use and the DNR determined this will not have any impact on rare species. Overall the site will be similar to a lot of the surrounding areas, so there will be no negative visual impact. The project will not require any air quality permits from the state. No significant noise increases are expected after the construction is complete. The project will generate traffic and there are some traffic mitigation measures that will be put in place, including turn lane and intersection improvements. She highlighted the timeline for the EAW. The 30 day public comment period began November 16th, today is the open house, the comment period ends on December 16th, and the EIS need decision is anticipated in January 2021. She said that comments can be submitted to Greg at greg.kruschke@ci.owatonna.mn.us after the meeting tonight. Public comment opened at 5:47 pm. Meillier asked what a pedestrian facility is. Harwood said it's a sidewalk or trail. Meillier said this is just the very first step in this whole process, which is just environmental. This isn't talking stop signs, speed limits, sidewalks, or any of that. Kruschke said all of those things contribute to the environment, but specifics of the plan will be shared as they go forward with formal approvals. Public comment closed at 5:49 pm.

TIF Compliance Resolution for Development District 10 was presented by Community Development Manager Kruschke. (Refer to report on file.) Commissioner Wilson and Commissioner Eickhoff abstained from voting on this motion. A motion was made by Rooks and seconded by Springer-Gasner to approve this TIF Compliance Resolution for Development District 10. Commissioners voting Aye: Rooks, Springer-Gasner, Meillier. 3-0, motion carried.

Community Development Manager Kruschke said that the Downtown Parking Committee has been officially removed by City Council and reassigned those duties to the Planning Commission. Previously that Committee had met quarterly at most. This will allow us to actively approve requests fairly quickly since Planning Commission meets more regularly. This Committee has a good pulse on everything and we also want to take a more holistic approach to the downtown and this Committee fits that well. It shouldn't cause much more work.

Community Development Manager Kruschke presented the Conceptual Streetscape Plans. One of the things we've been working on is a reconstruction project for the 100 to 300 block of North Cedar Avenue to create a more pedestrian friendly streetscape downtown. The biggest change is the elimination of the angled parking on the east side of the 200 block. We'll be looking at it more formally going forward. He showed a zoom-in of the blocks. There will be mid-block bump-outs at the alleys to slow traffic on the street and make for shorter crosswalks to make it more inviting for pedestrians. There is also an alleyway reconstruction on the 200 block as they're trying to activate the west alleys as links from the parking areas to the downtown corridor with lighting and making them friendlier in nature. There will also be wider sidewalks as well as all new lighting. They're trying to get away from car-centric area on Cedar Avenue to drive more pedestrian traffic down there. This is a concept plan at best and we are starting a community engaging process. They had the first design meeting today. The plan is to start construction June of 2021 and be completed within 12 months. Meillier asked about the green area and if that will be grass. Kruschke said it could be anything, such as a flower bed or decorative art piece. Grass isn't the goal, but some sort of vegetation and green area that isn't concrete is the goal. Rooks asked about the intersections around the park. Kruschke said that the red lines are an alternate design and they probably won't do anything with that at this time due to funding, but they do want to look at it but it's probably a second phase of the project.

Kruschke updated the Commissioners on the past items. He said that the streetscape and the downtown developments are two of the biggest things. City Council also approved the plans for 202 West Bridge and they've started construction in the last couple days. There are a lot of changes downtown and a lot of exciting projects. He showed a rendering of The Pearl apartment. He also showed renderings of the hotel project. Rooks asked if the bagel show will be in the same building or just remodeled. Wilson said that the Hochreiter Building is two different addresses: 211, which they are currently in, and 207. They would be moving to 207, which is a larger space. There will be a large hallway that runs down the back of the properties, connecting the hotel all the way down to Jerry's. The plan is to stay open during construction, other than the moving timeframe. Meillier asked about the building that is next to Mizuki Fusion. Kruschke said that the City was able to purchase the building through a short sale. They had an unwilling property owner and a very leaky roof. This wasn't in as bad of shape as Bubba's roof, but was not good. They are under contract to put the new roof on and the plan is to sell that, as well as the Bubba's building. He said that they want uses that are bringing people downtown, not an apartment building.

The Commissioners discussed the November Building Reports. We issued a footing permit for Seykora Asphalt and one for the Cash Wise roof.

Meillier asked about the Development Plan, which was last updated in 2005. He wondered who does that, and how often. Kruschke said that the City would undertake it and probably end up hiring a consultant to develop it. He said it's on his list of things to be updated. Generally, the plans have a 20-year vision and a 10-year shelf life. It is a fairly expensive proposition. He said that he will share Meillier's concerns.

The next meeting is scheduled for January 12th, which may be cancelled if there are no items. The OHS public hearings will be on the February 9th meeting, and this could be a longer meeting. The difference is that there will be public hearing notices sent to the neighbors within 350 feet of the property.

There being no further business to come before the Planning Commission at this time, a motion was made by Wilson and seconded by Rooks to adjourn the meeting at 6:10 pm. Commissioners voting Aye: Eickhoff, Rooks, Springer-Gasner, Wilson, Meillier. 5-0, motion carried.

Respectfully Submitted,

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Greg Kruschke
Community Development Manager