

OWATONNA PLANNING COMMISSION MINUTES FOR MARCH 9, 2021

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

A motion was made by Rooks and seconded by Boeke to approve the minutes of the regular meeting of February 9, 2021. All Commissioners voting Aye, the motion carried.

Applications No. V-1443 & C-1444, which are requests by Dave Seykora & C4 Cabinets for a variance and a conditional use permit to allow a restricted manufacturing business in the B-2 Zoning District of 25,000 square feet where only 15,000 square feet is permitted at 139 Oakdale Street, were presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:35 pm. Dave Seykora was present. He said that he's President of Oakdale Land Partnership with his brothers and sisters. He said they have torrens liens against all of those properties and are working to resolve it. They sold Godfather's and went through the same process. Public hearing closed at 5:36 pm. Eickhoff asked about the VFW next door and wondered if anyone had asked or question the use of this and asked if there was going to be any sound-proofing. Seykora said that sound should not be a problem as it is a 12 inch thick block wall that is core filled. Kruschke said that he hasn't heard any comments on this. Josten's did run forklifts and manufacturing in this facility since before the VFW was there. A motion was made by Boeke and seconded by Wilson to recommend City Council approval of Application No. V-1443 and a motion was made by Wilson and seconded by Rooks to recommend City Council approval of Application No. C-1444 with the following conditions:

- 1) The property shall be replatted and the plat being recorded prior to December 31, 2021.
- 2) The restricted manufacturing use shall be limited to the cabinet shop. Any further use of this property shall meet the zoning ordinance or amend this conditional use permit.

All Commissioners voting Aye, the motion carried.

Application No. C-1445, which is a request by JJD Companies to allow crushing of materials on the subject property at 3675 Park Drive NW, was presented by Community Development Manager Greg Kruschke. The applicant will be stockpiling and processing material on site. (Refer to report on file.) Public hearing opened at 5:40 pm. No comments were made regarding this request. Public hearing closed at 5:41 pm. Meillier asked about the storm water. Kruschke said that he will have to meet all storm water requirements. A motion was made by Eickhoff and seconded by Boeke to recommend City Council approval of this conditional use request with the following conditions:

- 1) All signs shall have a sign permit.
- 2) A 50' front setback shall be met by all equipment and stockpiles.
- 3) All storm water plans shall be approved by City Engineer prior to issuance of a grading permit.

All Commissioners voting Aye, the motion carried.

Final Plat of Owatonna Public Schools Addition, which is a 41.86± acre tract of land zoned R-1, Single Family Residential, owned by Independent School District No. 761 and located at 1455 18th Street SE, was presented by Community Development Manager Kruschke. (Refer to report on file.) Boeke asked

about the retention pond just west of the property which is City owned. Kruschke said that no water from the high school property will be going into this pond. Meillier asked when the trail on 18th Street will be constructed. Kruschke said probably 2025 to 2027. Meillier said that he is concerned about sidewalks in this area because of all of the teenage drivers. A motion was made by Eickhoff and seconded by Boeke to recommend City Council approval of this final plat of Owatonna Public Schools Addition with the following conditions:

- 1) The final plat shall be recorded within 60 days of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The applicant shall willingly participate in any future right of way plat that may be needed in conjunction with the roundabout construction.
- 4) The applicant shall enter into a development agreement prior to recording of the final plat.
- 5) A utility disconnection agreement shall be approved and recorded regarding the existing services located in 18th Street SE.

All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke presented the Preferred Concept Streetscape Plan. A big thing that came out of the concepts was the raised mid-block crosswalks and the catenary lights over the intersections. They're working through landscaping and different alley designs. The goal is to have a 3D rendering fly-through for City Council next week. Wilson wanted to know the height of the pendant light. Kruschke said 18' clear. Rooks said that they decided to get it all done in one summer. Kruschke said that is correct. The plan is to award a contract at City Council on June 1st. The goal is to get all the concrete back in by Thanksgiving. Eickhoff asked about the alleys and if they were just a nice to have. Kruschke said that they are a necessity. They will be opened and activated so that people are safe and feel welcome as they walk from the parking lots behind the buildings. The City is going to have to change how we maintain the downtown. Meillier said that the City would have to provide directional signage to the public parking areas. Kruschke said that is correct. Wilson asked if the parking times will be discussed. Kruschke said that this conversation will start in April or May. That will be an action of this group. Right now there is a variety of time limits. He said that he would prefer that every parking space on Cedar Avenue is the same time so there isn't a sign needed every so many feet. The longer-term parking needs to be in the parking lots. Meillier said that he agrees about the alleys. That will help push people to those lots.

Community Development Manager Kruschke updated the Commissioners on past items. We've been working through development agreements on the hotel and apartment downtown. The March 23rd meeting will be cancelled.

The Commissioners discussed the February building reports.

There being no further business to come before the Planning Commission at this time, a motion was made by Boeke and seconded by Meier to adjourn the meeting at 5:59 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager