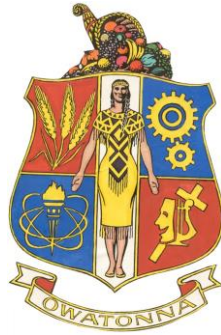


# THE CITY OF



# OWATONNA

Greg Kruschke  
Community Development Manager

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Email: [Greg.Kruschke@ci.owatonna.mn.us](mailto:Greg.Kruschke@ci.owatonna.mn.us)

DATE: May 28, 2020  
TO: Mayor and City Council  
FROM: Community Development Dept. – Greg Kruschke  
SUBJECT: Preliminary Plat of Sanders South Addition

**Purpose:**

City Council to approve Resolution 75-20 approving the Preliminary Plat of Sanders South Addition.

**Background:**

See attached staff report with recommendation from the Planning Commission

**Budget Impact:**

None.

**Staff Recommendation:**

Staff recommends approval of Resolution 75-20.

RESOLUTION NO. 75-20

A RESOLUTION APPROVING PRELIMINARY  
PLAT OF SANDERS SOUTH ADDITION

WHEREAS, on June 2, 2020, the City Council accepted and approved the preliminary plat of Sanders South Addition to the City of Owatonna, as the same was approved and recommended by the Planning Commission of the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Owatonna, Minnesota:

1. That said plat is in accordance with and conformity to the plans and regulations established by the City for a comprehensive plan for the development of the City.
2. That said plat be and the same hereby is approved with the following conditions:
  - A. The final plat shall be approved within one year of the date of approval of the preliminary plat.
  - B. The title opinion shall be approved by the City Attorney prior to recording of the final plat.
  - C. The applicant shall provide the utility easement as shown on the proposed final plat drawing.
  - D. Each lot will be responsible to handle their own stormwater upon development of that lot.
  - E. The owner of Lot 3 shall grant Lot 2 an easement for the sewer service to be connected to the manhole.
3. That the Clerk cause a certified copy of this resolution to be filed in the office of the County Recorder of Steele County, Minnesota, and to be given to the applicants of said plat.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020, with the following vote:

Aye \_\_\_\_; No \_\_\_\_; Absent \_\_\_\_.

Approved and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
Thomas A. Kuntz, Mayor

\_\_\_\_\_  
Kris M. Busse, City Administrator/City Clerk

May 21, 2020

**To:** Planning Commission  
**From:** Community Development Department  
**RE:** Preliminary Plat of Sanders South Addition

**Background**

The City of Owatonna is requesting approval of the preliminary plat of Sanders South Addition, a four lot and one outlot industrial plat. The City is platting the remainder of the property in this area in order to clean up the property lines. The City also plans to sell the east 3 lots for development.

**Application Review:**

**Applicant/Owner:** City of Owatonna

**Location of Property:** Bridge Street W between 32<sup>nd</sup> & 39<sup>th</sup> Ave NW

**Existing Zoning:** I-2, Heavy Industrial District

**Existing Land Use:** The west lot is occupied by the City's sludge bunker and a stormwater pond. The middle two lots are vacant and east lot has a house that is owned by the City. The house will be demoed upon a sale.

**Report Attachments:**

1. Location Maps
2. Preliminary Plat
3. Civil Drawings

**Proposed Development:**

**Size of Subdivision:** 32.38± acres

**Number of Lots:** 4 Industrial lots and one outlot

**Lot Configuration:** generally rectangular shaped

**Street Pattern:** The west half of 32<sup>nd</sup> Ave is being platted

**Services:** Sewer and Water are available to the lots

**Timing/Financing of Development:** The applicant will record the plat this year

**Outstanding Assessments:** None

<b>Floodplain:</b>	None
<b>Wetlands:</b>	There are no wetlands on the property.
<b>Storm Water Drainage:</b>	Stormwater for the lots will be handled individually between each of the lots upon development.
<b>Easements:</b>	Standard perimeter easements are being platted.
<b>County/MNDOT Review:</b>	This plat has been sent to Steele County. They have requested no additional accesses on to 39 <sup>th</sup> Avenue.

**Staff Review:**

Staff recommends approval of the preliminary plat of Sanders South Addition 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) The applicant shall provide the utility easements as shown on the proposed final plat drawing.
- 4) Each lot will be responsible to handle their own stormwater upon development of that lot.
- 5) The owner of Lot 3 shall grant Lot 2 an easement for the sewer service to be connected to the manhole.

**Planning Commission:**

Preliminary Plat of Sanders South Addition, which is a 32.38± acre tract of land zoned I-2, Heavy Industrial District, owned by City of Owatonna and located at Bridge Street West between 32<sup>nd</sup> & 39 Ave NW, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:37. There were no comments from the public. The public hearing was closed at 5:38

A motion was made by Eickhoff and seconded by Boeke to recommend City Council approval of this preliminary plat of Sanders South Addition with the following conditions:

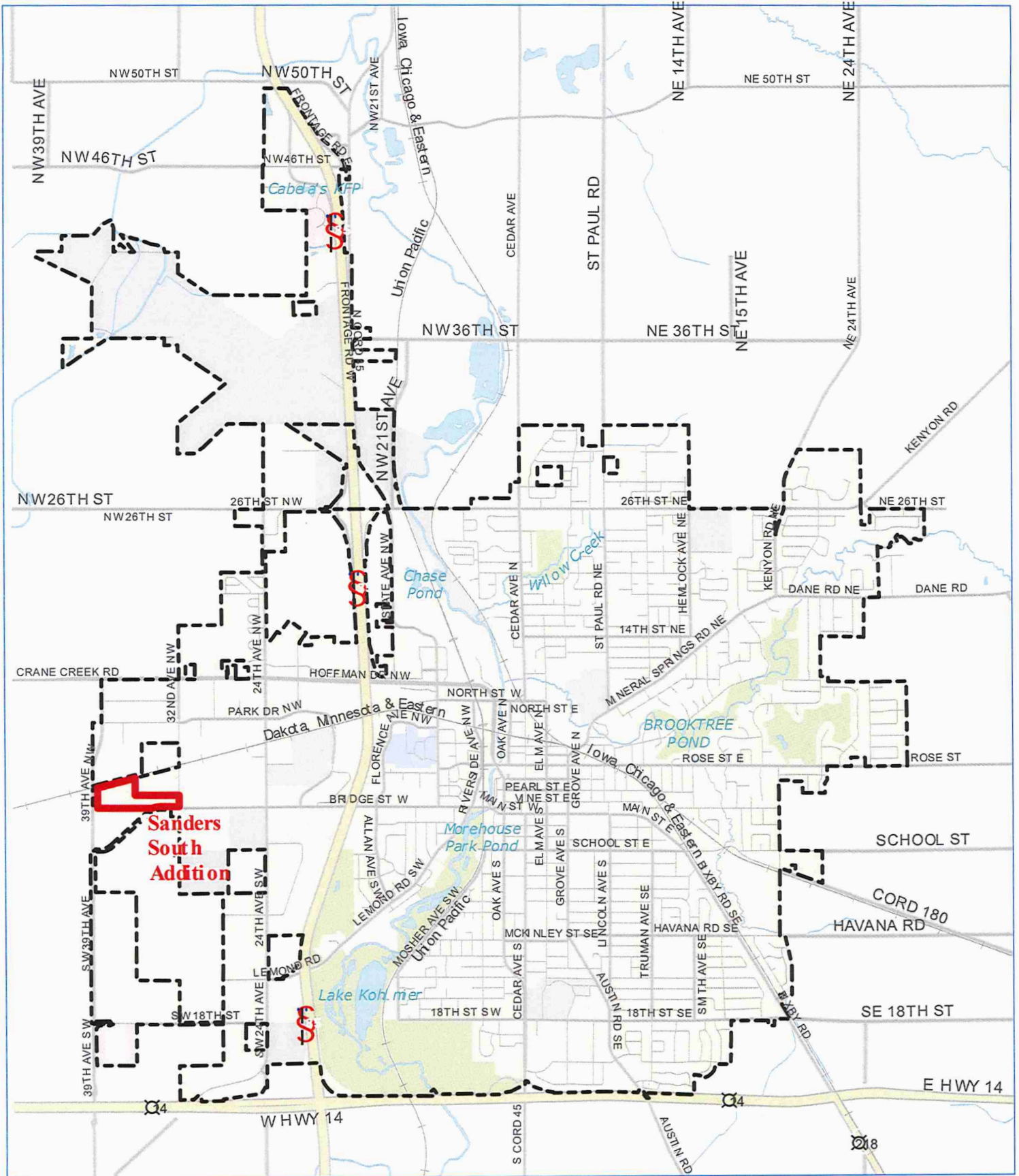
- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.

- 3) The applicant shall provide the utility easement as shown on the proposed final plat drawing.
- 4) Each lot will be responsible to handle their own stormwater upon development of that lot.
- 5) The owner of Lot 3 shall grant Lot 2 an easement for the sewer service to be connected to the manhole.

Commissioners voting Aye: Dan Boeke, John Eickhoff, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Approved 5-0.

# Sanders South Addition

## City of Owatonna



May 12, 2020

- Site
- Municipal Boundary



Miles  
0 0.25

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

Sanders South Addition  
City of Owatonna



0 50 100 Feet

May 12, 2020

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