

OWATONNA PLANNING COMMISSION MINUTES FOR JANUARY 14, 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 Steve Jessop, Wes Kain, Josh Meillier, Mark Meier, Rachel Springer-Gasner and Dan Boeke. Commissioner Suzy Meneguzzo was absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Boeke and seconded by Meier to approve the minutes of the regular meeting of December 10, 2019. All ayes, motion carried.

Conditional Use No. C-1428, which is a request by BAR Partnership to repurpose a building to a restaurant with a drive through window on the subject property located at 116 Oakdale Street, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:33 pm. Anna Lee, who owns the building on the north side of the subject property, was present. She asked about the width of the alley between the buildings. Jessop said that it's 17'-4". Lee asked what the requirement is for a car to pass through. She said that there should be a warning for people not to open their car doors so that there can be a 3-5' walkway so that there is room to open the 36" wide door on her building. She said it will be very dangerous. Brad Price, owner of BAR Partnership, said that he understands that the property line is within 1' of Lee's building, so BAR Partnership owns the alley. The door on Lee's building is an emergency exit that people shouldn't be using on a regular basis. He said that the alley won't be blocked and the traffic should be going slowly through it. He said that he's been in the business for 40+ years and they have been seeing more outside orders recently. The drive through window is a convenience to customers. 99% of orders will be ready by the time the customer comes to the window, so they will just be picking up their order and paying if they haven't already done so. He said he's very familiar with the model as both Faribault and Austin Godfather's have a drive through window. Public hearing closed at 5:39 pm. Kruschke said that a lane of traffic is defined as 12 feet wide, leaving an extra five and a half feet. This will be slow traffic for pick up only and the alley is privately owned. Lee said that about 26 people work in her building and that exit is used for emergency and smoking. She said she's not against the request, but is concerned about safety. Meillier asked if the primary entrances to her building are on the east and west sides. Lee said they are. A motion was made by Springer-Gasner and seconded by Jessop to recommend City Council approval of this conditional use request with the following conditions:

- 1) All signs shall have a sign permit issued.
- 2) The trash enclosure shall be constructed north of the building.

All ayes, motion carried.

The Commissioners discussed the Year End and December Building Permits. Kruschke said that a couple of large permits, including Costco, have not been issued yet.

There being no further business to come before the Planning Commission at this time, a motion was made by Boeke and seconded by Kain to adjourn the meeting at 5:45 pm. All ayes, motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

DRAFT