

OWATONNA PLANNING COMMISSION MINUTES FOR FEBRUARY 11, 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 Dan Boeke, Wes Kain, Josh Meillier, and Kelly Rooks. Commissioners Steve Jessop, Mark Meier, and Rachel Springer-Gasner were absent. Community Development Manager Greg Kruschke and Administrative 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 January 14, 2020. All ayes, motion carried.

Kruschke said that both of the following requests are for the same project. He will present both staff reports before a combined public hearing.

Application No. Z-340, which is a request by Merchant Square Associates, LLC for a major PUD Amendment to allow for a 43 unit apartment building to be constructed along with two additional office buildings at 345 Florence Avenue, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Preliminary Plat of Lasson Addition No. 4, which is a 3.23± acre tract of land zoned PUD, Planned Unit Development, owned by Merchant's Square Associates LLC and located at 345 Florence Avenue, was presented by Community Development Specialist Kruschke. (Refer to report on file.)

Public hearing for both requests opened at 5:40 pm. Jack Spitzack spoke on behalf of the applicant. He said that Kruschke did a good job explaining the requests. He said they've sat on the property for 12 to 13 years. This is the right project at the right time. No TIF or any other incentives are involved, but he said they think they can make it work. It will be a great amenity to the surrounding area. Public hearing closed at 5:41 pm.

A motion was made by Boeke and seconded by Rooks to recommend City Council approval of this major amendment to the PUD for Merchant's Square with the following conditions:

- 1) Additional stone or brick shall be provided on the front elevation to more closely tie in with the existing building within the development.
- 2) A minimum of 11 trees shall be planted with the first phase as proposed in the storm water plan, including all spruce trees shown on the south property line.
- 3) The fire hydrant shall be relocated into one of the east parking lot islands.
- 4) All exterior lights shall be shielded and meet all requirements.
- 5) Approval of Z-340 shall be contingent upon the approval of Lasson Addition No. 4.

All ayes, motion carried.

A motion was made by Rooks and seconded by Boeke to recommend City Council approval of this preliminary plat of Lasson Addition No. 4 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 amend the declarations and covenants for the lots to adjust for the new legal descriptions and design of the property.

4) The final plat is contingent upon the approval of the PUD Amendment referred to as Z-340.

All ayes, motion carried.

The Commissioners discussed the building permits for January. Two large permits were issued for Tri-Valley Head Start and Godfather's.

Kruschke informed the Commissioners that City Council will be acting on an annexation for Revol Greens at their meeting next week.

There being no further business to come before the Planning Commission at this time, a motion was made by Kain and seconded by Rooks to adjourn the meeting at 5:47 pm. All ayes, motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

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