

OWATONNA PLANNING COMMISSION MINUTES FOR MARCH 10, 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, Josh Meillier, Mark Meier, Kelly Rooks, and Rachel Springer-Gasner. Commissioners Steve Jessop and Wes Kain 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 February 11, 2020. All ayes, motion carried.

Request to vacate a drainage and utility easement at 1101 Cherry Street, which is a request by Noel Quale, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:31 pm. A neighbor, Mary Levine of 1071 Cherry Street, said that she didn't have any objections to the request. She asked if vacating the easement will change the way the water flows. Kruschke said that this request isn't proposing to change anything physically. He said that it's a utility easement, which means that utility companies could come in and bury lines. Noel Frank, the applicant's husband, said that they are just wanting to clean things up. They demolished a house and that lot has been landscaped and seeded and the driveway is gone. Public hearing closed at 5:35 pm. A motion was made by Boeke and seconded by Meier to recommend City Council approval of this easement vacation as shown and described in the attached survey with one condition:

- 1) This vacation shall be contingent upon the approval of the Adsit Quale Addition plat.

All ayes, motion carried.

Preliminary Plat of Adsit Quale Addition, which is a 1.54± acre tract of land zoned R-2, Single Family Residential, owned by Noel Quale and located at 1101 Cherry Street, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:36 pm. No comments were made regarding this request. Public hearing closed at 5:37 pm. A motion was made by Boeke and seconded by Springer-Gasner to recommend City Council approval of this preliminary plat of Adsit Quale 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) This plat shall be contingent upon the approval of the vacation.

All ayes, motion carried.

Final 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 Manager Kruschke. (Refer to report on file.) A motion was made by Springer-Gasner and seconded by Rooks to recommend City Council approval of this final plat of Lasson Addition No. 4 with the following conditions:

- 1) The final plat shall be recorded within 60 days of approval of the 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.

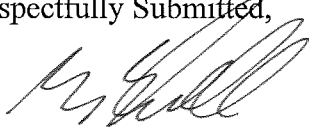
All ayes, motion carried.

The Commissioners discussed the building permits for February. The Costco building permit was issued with a construction cost of \$27,800,000.

The next meeting is scheduled for March 24, 2020. There will be a Conditional Use Permit for Hampton Inn, an amendment to the Riverwood Landing PUD, and requests for the Bosch warehouse.

There being no further business to come before the Planning Commission at this time, a motion was made by Meier and seconded by Boeke to adjourn the meeting at 5:44 pm. All ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

DRAFT