

OWATONNA PLANNING COMMISSION MINUTES FOR MARCH 24, 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, Wes Kain, and Rachel Springer-Gasner. Commissioners Steve Jessop and Kelly Rooks were absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

Chair Meillier read a statement to allow for the meeting to be conducted by telephonic means.

A motion was made by Meier and seconded by Springer-Gasner to approve the minutes of the regular meeting of March 10, 2020. Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried.

Preliminary and Final Plat of Festal Addition No. 2, which is a 34.73± acre tract of land zoned I-1, Light Industrial District, owned by Chad Lange and located at 2600 – 3000 Bridge Street West, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:37 pm. Jason Conway, representing the applicant, said that they are excited about this project. He thanked the City of Owatonna for staying open to keep economic development going. Public hearing closed at 5:38 pm. A motion was made by Kain and seconded by Boeke to recommend City Council approval of this preliminary and final plat of Festal Addition No. 2 with the following conditions:

- 1) The final plat shall be recorded within 60 days from the date of the final approval.
- 2) The applicant shall provide the utility easements as shown on the proposed final plat drawing.
- 3) The title opinion shall be approved by the City Attorney prior to recording of the plat.
- 4) A development agreement shall be approved by the City Council and recorded in conjunction with the final plat.
- 5) The applicant shall grant a drainage easement to the City for the future drainage swales accommodating the public right of way if needed in the future.

Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried.

Conditional Use No. C-1429, which is a request by Kinseth Hospitality & West Real Estate to allow for construction of an 88 room hotel located at 230 Allan Avenue SW, was presented by Community Development Manager Kruschke. The applicant is requesting conditional use permits to allow for construction of the hotel, to allow a four story building with increased setbacks, and to allow 15 offsite parking stalls. (Refer to report on file.) Public hearing opened at 5:48 pm. Tom Noble, co-developer, was present. He said that he is pleased to have the opportunity. He said that this is something that can add value. It's a new hotel with high-end rooms. Ann Barker of 735 Riverwood Drive SW was present. She asked about the trash enclosure on the north side appears to be on the northwest corner. Kruschke said that it is. Ms. Barker said that she's not familiar with the process and wanted to know where this decision goes. She said that Allan Avenue is a direct route to her house and also to all businesses on Allen Avenue and Bridge Street. She expressed concern about having a meeting when we're having a pandemic. She said that one of her neighbors thinks she's nuts for coming to the meeting. She asked the commissioners to postpone their decision and said it's awkward to review the documents and struggled to understand. She said that the developers should come in person rather than calling in. She said that she has concerns with the four-story hotel. She understands with a CUP you can go beyond four stories. She asked the commissioners to not allow the fourth story as they should have to meet all code requirements. All other buildings in the area are three stories or less. She said that she doesn't find it attractive and is very

concerned for Allen Avenue looking out to a four-story building. This will result in reduced home values. It will be open 24 hours a day, seven days a week and is never closed. With the larger number of stories, there is more illumination. She said that she disagrees that traffic is not a hazard. Her biggest concern is the entrance, right next to the exit at Arby's. She said she's concerned about traffic taking a right from Bridge Street onto Allan Avenue. This creates more opportunity for accidents. She asked the commissioners to consider the entrance. The hotel is also near an elementary school. She expressed concern about the signage. She said that she likes how Owatonna looks. She expressed concern about the sign between the cinema and the freeway exit ramp. Dennis Ferch of 309 Allan Avenue said he wondered about the exit and said that there is a big water problem on the street. He said that he's also worried about the garbage cans. Mary McCartney of 790 Riverwood Drive SW said that this is ill-advised and will impact residents. She expressed concern over holding a meeting at this time as it's not on the radar—it seems very unfriendly. She said she's puzzled as to why another hotel would go in. Why would Hampton Inn want to put in a hotel when other hotel's parking lots are frequently empty. She said this is turning a residential area into commercial and reiterated that there is a grade school nearby and bus stops. This seems ill-advised. Public hearing closed at 6:08 pm. Tom Noble, representing Kinseth Development, said that there is also an engineer on the line to speak to the water run-off. He said that they're trying to listen to comments. He said that the trash will be on the NW corner. As far as the four stories, he said that they've looked at that closely. Although it's four stories, it is actually lower in height than the apartments to the south as well as Country Inn and Suites due to this building have a flat roof system. This community is expanding dramatically and is a corridor for trade and isn't collecting anywhere near the demand it could be. A lot of traffic is passing through Owatonna and Hampton Inn will capture passing demand. 88 units is exactly right. It will not overload streets and still service needs. Pete Moreau, Sambatek Engineering, the project engineer stated that aside from the 5 foot apron, all of the water will be handled on-site as they have underground water storage. The minimum setback is 35 feet, and this hotel will be 90 feet from the street, which will help with the visual impact. He said that the pylon sign is a best guess at this point and part of a preexisting easement, but they are open to talk about it. Kruschke said that he understands the times we're in and said that the public hearing notices were sent out on March 10th. He said that they're doing their best to accommodate all. He pointed out that this request is a conditional use and not a variance. The applicant is meeting rules provided for in the Zoning Ordinance with this request and they do not need to prove a hardship as with a variance. Kain asked about the monument sign. Kruschke said that it is 12 ½ feet in height and six-sided. Kain asked about the parapets on the elevation. Kruschke said that the total height is 48' from the ground and 61 feet to the parapets. Kain asked if that is a feature of Hampton Inn's request. Mr. Moreau said that he does not know what the full reasoning is. Mr. Noble said that it is a prototype required by Hilton and the parapets screen the mechanical equipment on the roof. Kruschke said that this is zoned B-2 Community Business District, which extends to the south line of the apartment buildings. This area was designed to be commercial. A motion was made by Boeke and seconded by Meier to recommend City Council approval of these conditional use permits to allow for construction of the hotel with the following conditions:

- 1) All exterior signage shall meet all provisions of the sign ordinance and shall apply for and receive sign permits.
- 2) Prior to issuance of the building permit, the City and Owatonna Public Utilities shall approve all grading, drainage, and utility plans.
- 3) The joint parking easement agreement shall be recorded and provided to the City prior to the building permit being issued.
- 4) A driveway permit shall be issued prior to construction of the north entrance. The applicant shall also meet all ADA requirements on the sidewalk through this driveway area.

Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried.

Conditional Use No. C-1430, which is a request by Brad Spitzack to amend the architectural standards that were adopted with the Riverwood Landings Planned Unit Development, was presented by Community Development Manager Kruschke. (Refer to report on file.) The applicant is proposing to change the building materials, roof pitch, and building footprint within the proposed development. Public hearing opened at 6:31 pm. Brad Spitzack was present on the call. Ann Barker of 735 Riverwood Drive SW said that she would like to know what elevations mean and wondered if they would be changing the elevation by putting in a berm such as Morehouse Place. Kruschke said that elevation is an architectural term that refers to the materials and façade and not to the land elevation. Ms. Barker asked if the original CUP is available to the public. Kruschke said that the November packets were online. Ms. Barker said that she was not a part of viewing the original plans but she said this seems like a lot of units in a small space. The original plans look more residential and fits more into the area. What's proposed looks very boxy and industrial. Because these decisions regard such high density, she requested postponing until people in the neighborhood are not afraid to come into public. Public hearing closed at 6:38 pm. Meier said that this will go to the City Council meeting on Tuesday, April 7th. Meier said that he agrees that this looks different than the first request, which was more residential compared to this second set. Boeke asked why the changes were made. Spitzack said it was because of the cost estimate and the target market for the multigenerational neighborhood. This is aimed toward the younger crowd, who values community spaces. This is attractive to that generation. This is high quality material. The units are smaller to allow for more common areas. Paul Nesseth said that he's working with Mr. Spitzack on the project. He said he grew up in Owatonna and so it's been fun to work on this project. Owatonna has a long history of modern and forward-thinking architecture. He said that they want to build the best piece of architecture in town. This is better for the community. He said strong and resilient communities bring people together. This does meet a different price point as the first request was costly and required more maintenance. This will look better for a longer period. He said the materials are high quality steel panels that last a long time. This comes from a more traditional roof material of East Coast homes being repurposed for today. It straddles the zone of traditional materials. Coloration is mottled off-white yellow tones which draw from Morehouse Place. The structures will be close cousins. They won't all look exactly alike, but they will be cohesive. There are moments of interest in the façade. A motion was made by Boeke and seconded by Springer-Gasner to recommend City Council approval of Phase 1 of this conditional use request with the following conditions:

- 1) All other requirements of the C-1425 PUD Amendment are adhered to within this development.
- 2) All buildings shall be constructed to be compatible with each other.

Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried.

Final Plat of Adsit Quale Addition, which is a 1.54± acre tract of land zoned R-2, Single Family Residential District, owned by Noel Quale and located at 1101 Cherry Street, was presented by Community Development Manager Kruschke. (Refer to report on file.) A motion was made by Kain and seconded by Meier to recommend City Council approval of this final 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.

Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried

Bosch TIF Compliance resolution was presented by Community Development Manager Kruschke. A motion was made by Meier and seconded by Kain to approve the Bosch TIF Compliance.

Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried. There being no further business to come before the Planning Commission at this time, a motion was made by Meier and seconded by Springer-Gasner to adjourn the meeting at 6:52 pm.

Commissioners voting Aye: Boeke, Kain, Meier, Meillier, and Springer-Gasner. 5-0, motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

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