

OWATONNA PLANNING COMMISSION MINUTES FOR APRIL 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 Wes Kain, Mark Meier, Josh Meillier, Kelly Rooks, and Rachel Springer-Gasner. Commissioners Dan Boeke and Steve Jessop 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 or electronic means and all votes will be roll call votes.

A motion was made by Meier and seconded by Springer-Gasner to approve the minutes of the regular meeting of March 24, 2020. Commissioners voting Aye: Kain, Meier, Meillier, Rooks, and Springer-Gasner. 5-0, motion carried.

Preliminary Plat of NewLife Addition, which is a 9.99± acre tract of land zoned R-1, Single Family Residential District, owned by NewLife Community Church and located at 160 28th Street NE, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:37 pm. Joel Stauffer, Pastor of NewLife Community Church, thanked the Commissioners for taking the time to hear this request. He said that he knows there has been a significant shift in thinking lately, with families working from home, and thanked them for their consideration. He said that the church is excited to move to the neighborhood. They've been portable for over eight years, meeting in two different schools, and this is an exciting anchoring for a growing church. Public hearing closed at 5:39 pm. A motion was made by Kain and seconded by Springer-Gasner to recommend City Council approval of this preliminary plat of NewLife Addition with the following conditions:

- 1) The final plat shall be recorded 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 plat.
- 3) The applicant shall provide the utility easements as shown on the proposed final plat drawing.

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

Conditional Use No. C-1432, which is a request by NewLife Community Church to allow a church with seating for 450 people to be constructed on the subject property located at 160 28th Street NE, was presented by Community Development Manager Kruschke. (Refer to report on file.) Kruschke said that staff received several calls from neighbors who were mostly concerned about landscaping, lighting, stormwater, traffic and access. Public hearing opened at 5:47 pm. John Schulte V provided some quick notes to address the stormwater concerns. He said that the pond is specifically located in the low spot on the site. They have been working with multiple property owners and the builder. The existing low spot was tiled and the water blocked. This will give the standing water a pond to live in. He said that they are well aware of the drainage and are in a good spot to work with the church, builder, and the property owners. Pastor Stauffer said he wanted to give reassurance to the neighbors as a lot of the concerns were related to trees, lighting, access, and stormwater. He said that, to the church, the most charming feature of the lot is that it is wooded. He said that they've fought to maintain that feature. In working with a fantastic designer and John Schulte V, they want to maintain as many trees as possible. He said that they heard previous development plans for this lot sounded as if few trees would remain. They love that it is a wooded spot and a natural environment. He said that the church is pushed as far to the east as possible while still remaining on the pad of the original building. It is 100 feet from the west property line and 200 feet from the north property line with the low side of the building to the west. This would be lower in

height than a home. The taller auditorium portion of the building is over 200 feet from the west property line. This was intentional. Their designer did a wonderful job as well as John Schulte with the site plan. They are pleased that the taller portion is over a football field length away from the houses and the tree line will make the building disappear for a good part of the year. The parking is safe. He said that he knows kids learn how to bike and drive in church parking lots, and hopes this is a gift to the neighborhood in that way. He thanked the commissioners for hearing his request. Dr. Stephen Krumm, owner of Owatonna Veterinary Services located at 185 28th Street NE just to the south of the subject property, expressed concern about the stormwater as heavy rains have overwhelmed his property with water. He said that 28th Street NE is the trashiest street and he doesn't want trash on his property. He asked how the water will hit. John Schulte said that the parking lot is intercepted by a curb line with catch basins for a storm sewer, which discharges to a drainage swale. All water except what falls on the driveway aprons will be intercepted and directed off 28th Street NE between the townhome lots and into the storm sewer on 3rd Avenue NE. Dr. Krumm asked if the trees along the curb will be removed. John Schulte said that the intention is to curb north of the property line. The church is hoping to keep as many trees as they can. They are uncertain of whether they will all be saved or not. Dr. Krumm questioned the occupancy. He said that churches come and go and have changed ownership over the years. He asked what the chances are of this becoming an unoccupied blight to the community. Kruschke said that the City doesn't regulate vacant buildings. He said that the church came in with a plan. Dr. Krumm said that there is no guarantee, but there is also no guarantee with his own building. Kruschke said that is correct. Public hearing closed at 5:58 pm. A motion was made by Rooks and seconded by Springer-Gasner to recommend City Council approval of this conditional use permit to allow for construction of the church 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 CUP shall be contingent upon the recording of the NewLife Addition plat.

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

Application No. Z-341, which is a request by the City of Owatonna and Cemstone for a zone change from I-1 Light Industrial District to I-2 Heavy Industrial District for the property to be addressed 315 32nd Avenue NW, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 6:01 pm. No comments were made regarding this request. Public hearing closed at 6:02 pm. Meillier said that this has been in process for a while and asked when it started. Kruschke said that it started in 2016. It's basically a land swap with the City taking over Cemstone's property. He said that there were lease agreements to work out. A motion was made by Kain and seconded by Rooks to recommend City Council approval of this zone change request from I-1 Light Industrial District to I-2 Heavy Industrial District.

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

Application No. V-1431, which is a request by Michael Fuller, Holder of a Purchase Agreement, to allow a 15' rear setback where a 40' rear setback is required for a structure in the I-1 Light Industrial Zoning District at 650 North Elm Avenue, was presented by Community Development Manager Kruschke. The applicant is proposing to construct a 3,360 square foot addition to the structure. (Refer to report on file.) Public hearing opened at 6:05 pm. No comments were made regarding this request. Public hearing closed at 6:06 pm. Meillier asked which side is considered the rear. Kruschke said that it is the west property

line, against the AmeriGas property. The existing building sits on the property line. Kain asked if there were any concerns from AmeriGas. Kruschke said that he didn't have one question or comment on this request. A motion was made by Rooks and seconded by Meier to recommend City Council approval of this variance to allow a 15' rear setback where a 40' rear setback is required for a structure in the I-1 Light Industrial Zoning District with the following conditions:

- 1) The structure shall be constructed to be compatible with the existing building.
- 2) All building, grading, and utility permits shall be issued prior to starting construction.

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

Community Development Manager Kruschke presented the March Building Reports. He said that the Foremost Brewing permit was issued with a valuation of just under \$1 Million.

There being no further business to come before the Planning Commission at this time, a motion was made by Meier and seconded by Rooks to adjourn the meeting at 6:09 pm.

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

Respectfully Submitted,

Greg Kruschke
Community Development Manager