

## OWATONNA PLANNING COMMISSION MINUTES FOR MAY 12, 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, John Eickhoff, Mark Meier, Josh Meillier, Kelly Rooks, and Rachel Springer-Gasner. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

Community Development Manager Greg Kruschke read a statement to allow for the meeting to be conducted by telephonic or electronic means and all votes will be roll call votes.

John Eickhoff took the Oath of Office. Community Development Manager Greg Kruschke welcomed him to the Planning Commission.

A motion was made by Rooks and seconded by Boeke to approve the minutes of the regular meeting of April 28, 2020. Commissioners voting Aye: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

Application No. Z-342, which is a request by the City of Owatonna and LWO Partnership #116 for a zone change from R-1, Single Family Residential District to B-2, Community Business District for the property addressed 409 Cherry Street, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:35 pm. No comments were made regarding this request. Public hearing closed at 5:36 pm. A motion was made by Boeke and seconded by Springer-Gasner to recommend City Council approval of this zone change request from R-1, Single Family Residential to B-2, Community Business District. Commissioners voting Aye: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

Preliminary Plat of Regan Addition, which is a 1.38± acre tract of land zoned B-2 Community Business District, owned by City of Owatonna / LWO Partnership #116 and located at 407 Cherry Street, was presented by Community Development Manager Kruschke. (Refer to report on file.) Kruschke said that the developer is proposing two accesses. The City and developer are working together to see if they can minimize access points. This discussion is ongoing and may change the site plan. More details will be available with the final plat. Public hearing opened at 5:41 pm. Jesse Hadley was present representing the applicant. He said that the 36-unit apartment is designed to meet setback requirements. He said that they've examined the location of the access points to deal with challenging grade. The design is in alignment with the ordinance, but he said they're happy to continue to evaluate the driveway access as they move forward. Boeke asked about the greenspace to the east. Kruschke said that, as part of this project, the City owns the real estate and will be selling Lot 1 to the developer. The remaining lot will be retained by the City with hopes of future development. Meillier asked if the intersection at Cherry Street and Mineral Springs Road will change. Kruschke said no. It was a split vote at City Council; 4-3 voted not to build the roundabout. The request is not being reopened and that intersection doesn't have anything to do with this request. He said that the applicant held a neighborhood meeting to go over plans and he received a phone call from Allan Radel, who owns a house nearby. After walking him through the plans, he was satisfied. Meillier asked about high density residential use in a B-2 Community Development District. Kruschke said that it is a permitted use. Southpointe II, the Park Plaza apartments by the movie theater, Lasson's future apartment at Merchant Square, as well as a number of other apartments are all zoned B-2. The subject property was designated Commercial on the Land Use Plan and the retail viability on this site is not high because of low visibility. Multi-Family makes sense with the amenities, such as parks and trails, in the area. Meillier asked if the neighbors had any drainage concerns. Mr. Hadley said

no, they just wanted to know more about the project. There was a question about parking lot screening, which is helped by the grade of the lot. He pointed out a swale and the underground stormwater tank. Jean Eide with LWO Management said that she was surprised at the low turnout of the neighborhood meeting—three neighbors attended the Zoom meeting and Larry Olson had two calls ahead of the meeting. No one expressed concerns and one said they had been in Northgate and were happy with it. There were some questions about the greenspace. Public hearing closed at 5:50 pm. A motion was made by Boeke and seconded by Meier to recommend City Council approval of this preliminary plat of Regan 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) The applicant shall provide the utility easements as shown on the proposed final plat drawing.
- 4) Any unused sewer and water services shall be disconnected at their respective mains in conjunction with the demolition of the structures.

Commissioners voting Aye: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

President Meillier opened the floor for nominations for President and Vice President. A motion was made by Boeke and seconded by Springer-Gasner to nominate Josh Meillier for President and Mark Meier for Vice President. Commissioners voting Aye to nominate Josh Meillier for President: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried. Commissioners voting Aye to nominate Meier for Vice President: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

Community Development Manager Greg Kruschke said that he received a letter of resignation from Steve Jessop. The Mayor will be appointing a new Commissioner from Ward 1, as they somehow ended up without a Ward 1 representative.

The Commissioners discussed the April Building Reports. Kruschke said that there have been a lot of permits and Building Inspections has been busy. He said that the high valuation is due to the Costco permit.

Eastgate TIF Compliance Resolution was presented by Community Development Manager Kruschke. (Refer to report on file.) A motion was made by Meier and seconded by Springer-Gasner to approve the TIF Compliance Resolution. Commissioners voting Aye: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

The Commissioners discussed updates on previous projects. Meillier said that he and Kruschke added this and it's nice to know what happens with the requests the Planning Commission sees. Kruschke added that this will be a standing item on the agenda. He said that after the Planning Commission recommended Riverwood, it was tabled by the developer at the City Council meeting in order to get more information to the neighbors. This was approved 6-1 at City Council with Council Member Burbank, the Ward 3 representative, voting no. NewLife Church requests went forward with no comment. Boeke said that he drove by the Costco site and it's massive. Kruschke said that they are on schedule to open in the fall.

The next Planning Commission meeting is scheduled for May 26<sup>th</sup>. There will be four items on the agenda, including Sanders South Addition and a request by Brad Seykora for asphalt and crushing operations, a plat for Revol Greens, and the Regan Addition Final Plat.

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 6:02 pm. Commissioners voting Aye: Boeke, Eickhoff, Meier, Meillier, Rooks, and Springer-Gasner. 6-0, motion carried.

Respectfully Submitted,

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Greg Kruschke  
Community Development Manager

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