

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 9, 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, Rachel Springer-Gasner, and Mark Wilson. Community Development Manager Greg Kruschke and Planning 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.

Mark Wilson took the Oath of Office.

A motion was made by Rooks and seconded by Eickhoff to approve the minutes of the regular meeting of May 26, 2020. Commissioners voting Aye: Boeke, Eickhoff, Gasner, Meier, Meillier, Rooks, and Wilson. 7-0, motion carried.

Final Plat of Sanders South Addition, which is a 32.38± acre tract of land zoned I-2, Heavy Industrial District, owned by City of Owatonna and located at Bridge Street West between 32nd & 39 Ave NW, was presented by Community Development Manager Kruschke. (Refer to report on file.) A motion was made by Meier and seconded by Boeke to recommend City Council approval of this final plat of Sanders South Addition with the following conditions:

- 1) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 2) The applicant shall provide the utility easement as shown on the proposed final plat drawing.
- 3) Each lot will be responsible to handle their own stormwater upon development of that lot.
- 4) The owner of Lot 3 shall grant Lot 2 an easement for the sewer service to be connected to the manhole.

Commissioners voting Aye: Boeke, Eickhoff, Gasner, Meier, Meillier, Rooks, and Wilson. 7-0, motion carried.

Final Plat of Greenhouse Addition No. 2, which is a 52.03± acre tract of land zoned I-1, Light Industrial District, owned by CEFF Medford Property LLC / Revol Greens and located at 2781 50th Street NW, was presented by Community Development Manager Kruschke. (Refer to report on file.) A motion was made by Boeke and seconded by Wilson to recommend City Council approval of this final plat of Greenhouse Addition No. 2 with the following conditions:

- 1) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 2) The applicant shall provide the utility easement as shown on the proposed final plat drawing.

Commissioners voting Aye: Boeke, Eickhoff, Gasner, Meier, Meillier, Rooks, and Wilson. 7-0, motion carried.

Community Development Manager Kruschke presented the Schrom TIF Compliance Resolution. (Refer to report on file.) He said this is for a 36-unit market rate apartment at 660 Mound Street. The former RK & T building will be demolished. The City has identified this as Commercial in the comprehensive plan, and apartments are a permitted use in commercial districts. This Compliance Resolution is acknowledging that this project is in compliance with the comprehensive plan. Meillier asked if there was a drawing and

how many stories the apartment will be. Kruschke said that it's a three-story rectangular building. The TIF is for assistance to redevelop the property and will run six or seven years. Meier said it will be an improvement. Wilson asked if there will be enough parking and asked if it will be underground or surface. Kruschke said that they're proposing surface parking and are required to meet the ordinance or a building permit will not be issued. A motion was made by Eickhoff and seconded by Rooks to approve this TIF Compliance Resolution. Commissioners voting Aye: Boeke, Eickhoff, Gasner, Meier, Meillier, Rooks, and Wilson. 7-0, motion carried.

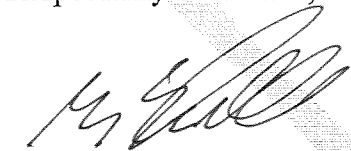
The Commissioners discussed the May Building Reports. Kruschke said that the permit for Minimizer was issued in May. This project did not have TIF and is under construction. He said we are one single family house behind where we were last year, but believes that house plan is in review.

The Commissioners discussed previous items. Meillier asked about the Riverwood apartments. Kruschke said that they haven't seen plans yet, but they may be submitted this week. He said City Council approved the CUP for Brad Seykora and all of the preliminary plats from the last Planning Commission meeting. Meillier asked about the Hampton Inn. Kruschke said that they're planning on starting construction early to late fall, but wanted zoning approvals in place for financing. Boeke asked if Brad Spitzack held a neighborhood meeting for the Riverwood apartments. Kruschke said they held a meeting in person and on Zoom before City Council approved the request. There wasn't a lot of participation. Meillier asked about the proposed apartments on the east side of Highway 218. Kruschke said they never happened; the developer walked away.

The next Planning Commission meeting is scheduled for June 23rd. There is one plat on the agenda—Country Creek Addition No. 8 for Malcolm Hall. He wants to add two homes to the homeowners association, but his attorney told him he needs to replat in order to do it.

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 5:50 pm. Commissioners voting Aye: Boeke, Eickhoff, Gasner, Meier, Meillier, Rooks, and Wilson. 7-0, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager