

## OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 11, 2019

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, Steve Jessop, Wes Kain, Josh Meillier, Mark Meier, and Suzy Meneguzzo.. Commissioner Teri Steckelberg was absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Jessop and seconded by Boeke to approve the minutes of the regular meeting of May 14, 2019. All ayes, motion carried.

Vacation of a portion of a Utility Easement, which is a request by Bob Seykora on behalf of RFS Partners and located at 1205 Park Drive NW, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:32 pm. No comments were made regarding this request. Public hearing closed at 5:33 pm. A motion was made by Boeke and seconded by Jessop to recommend City Council approval of this Utility Easement Vacation. All ayes, motion carried.

The Commissioners discussed Multi-Generational Homes and Accessory Dwelling Units. Staff has had three inquiries in the past month regarding the possibility of constructing a house with an accessory unit within a single family zoning district. Kruschke said that, from his understanding, all three would have the appearance of a single family house from the street. The current code permits the renting out of rooms, however, these types of rentals are required to have full access to the kitchen and bathrooms in the house. After a discussion, all of the Commissioners were in favor of the concept as a modern solution to affordable housing and addressing our aging population. They agreed that there should be a requirement for owner occupancy and an annual certification or letter. They agreed that the location should be attached or internal with a minimum square footage of 300 square feet and maximum of 30 to 40% of the primary dwelling, excluding the garage, and no additional parking requirements. They agreed to some way of tracking, but not a public hearing. They agreed on both units using the same utility services and mailbox, one primary entrance on the front elevation, and a maximum occupancy of two to four occupants based on the square footage of the accessory dwelling unit.

The Commissioners discussed the May Building Permits report.

There being no further business to come before the Planning Commission at this time, a motion was made by Meneguzzo and seconded by Meier to adjourn the meeting at 6:45 pm. All ayes, motion carried.

Respectfully Submitted,



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Greg Kruschke  
Community Development Manager