

## OWATONNA PLANNING COMMISSION MINUTES FOR AUGUST 25, 2020

The Owatonna Planning Commission met in regular session at 5:30 pm in the Council Chambers of the City Administration Building with Vice President Mark Meier conducting the meeting. Present at roll call were Commissioners Dan Boeke, John Eickhoff, Mark Meier, and Kelly Rooks. Josh Meillier, Rachel Springer-Gasner, and Mark Wilson were absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Eickhoff and seconded by Boeke to approve the minutes of the regular meeting of August 11, 2020. All Commissioners voting Aye, the motion carried.

Application No. V-1438, which is a request by Grace Baptist Church to allow a 56 square foot freestanding sign on the property where only a 32 square foot sign is permitted in the R-1, Single Family Residential District for the property at 265 26<sup>th</sup> Street NE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:32 pm. Rich Voss of Sign Pro said he's the one constructing the addition to the sign. It will be a fairly small electronic message center added to the top of the sign. The sign will be a ways from the street and property line. Public hearing closed at 5:33 pm. A motion was made by Boeke and seconded by Rooks to recommend City Council approval of the variance allow a 56 square foot freestanding sign where only a 32 square foot sign is permitted in the R-1, Single Family Residential District with the following provisions:

- 1) A building permit shall be approved prior to construction of the sign.
- 2) The digital sign shall only advertise products sold or activities held on the property. No offsite advertising shall be permitted.

All Ayes, motion carried.

Application No. Z-344, which is a request by Troy Schrom, Schrom Construction, to amend the PUD for the 5 lots on the south side of El Dorado Street to allow single family houses to be constructed instead of the previously approved duplexes, was presented by Community Development Manager Greg Kruschke. The applicant is also requesting a waiver to allow reduced setbacks along the rear property line for the eastern two lots. (Refer to report on file.) Public hearing opened at 5:36 pm. No comments were made regarding this request. Public hearing closed at 5:37 pm. A motion was made by Eickhoff and seconded by Boeke to recommend City Council approval of this major amendment to the PUD for Eden Valley with the following condition:

- 1) Any additional changes to the use shall receive approval through a minor PUD amendment.

All ayes, motion carried.

Preliminary and Final Plat of Drive Thru Second Addition, which is a 0.54± acre tract of land B-2, Community Business District, owned by Growth Holdings, LLC and located at 621 Bridge Street West, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5: 39 pm. Julie Moe, 620 Mound Street, said that she lives directly behind this property. She said she knew about the 8 foot vacated alley a long time ago and was surprised they didn't know. She had a meeting with the City Engineer about putting up a fence and was told that she didn't have an easement. She noted changes from what was originally shown, including ten parking stalls instead of five and the patio being moved to the back. She asked when a property is being looked at, how much permeable space is allowed. She has a video of the rain water and said there will be a potential pond in back. She asked

where the water will go and would like this group to answer her questions. There is very little greenspace on this lot. Kruschke said that they are still required to meet Stormwater requirements. There is no maximum impervious surface. He said that he doesn't have the documentation she is looking for here, but he would be happy to sit down with her later. He said that the easements on this lot didn't exist previously, but it is standard to require a 10 foot easement around the perimeter of new plats to address drainage and other utilities. He said he doesn't have the information to address all of her concerns with him, but is happy to meet with her at another time to discuss it. Julie Moe said, in discussion with the contractors on site, she found that most other cities require a certain amount of greenspace. Kruschke said that it's something the City Council hasn't chosen to adopt. Meier said that this request is just cleaning up the plat. Eichkoff thanked Julie Moe for her concerns. Public hearing closed at 5:44 pm. Boeke asked for a clarification on the runoff concerns. Kruschke said that they're not going to be changing the flow of the water. Boeke asked if Caribou would be putting up a fence. Kruschke said that they will be screening the property, as was part of the original conditions. A motion was made by Boeke and seconded by Rooks to recommend City Council approval of this preliminary and final plat of Drive Thru Second Addition. All Ayes, motion carried.

Kruschke said that notices were sent for the Cashwise plat, a variance for a shed within an easement, and Behne Prairie Addition, which is combining two lots into a single lot plat.

There being no further business to come before the Planning Commission at this time, a motion was made by Rooks and seconded by Eickhoff to adjourn the meeting at 5:48 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

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Greg Kruschke  
Community Development Manager