

OWATONNA PLANNING COMMISSION MINUTES FOR SEPTEMBER 8, 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 Josh Meillier, Mark Meier, Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, and Mark Wilson. Commissioner Dan Boeke was absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Meier and seconded by Rooks to approve the minutes of the regular meeting of August 25, 2020. All Commissioners voting Aye, the motion carried.

Application No. V-1439, which is a request by Wyonne and Ronald Priebe to allow for a 12' x 16', 192 square foot accessory structure within a utility easement where code only permits a 120 square foot accessory structure within a utility easement for the property located at 1460 Cottage Lane SE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:31 pm. No one was present regarding this request. Public hearing closed at 5:32 pm. Rooks asked how it would work if the shed has to be tied down, but must also be moved out of the easement if needed. Kruschke said that some shed manufacturers have equipment the property owners can borrow if needed. Most projects within the easement would give property owners a number of weeks to prepare. Eickhoff asked if there was a reason they wanted a bigger shed. Kruschke said they're actually able to go up to 1,000 square feet, but would need a building permit for anything over 200 square feet. They wanted to go as large as they could without a building permit and tuck it into the back corner. Eickhoff clarified that the variance is just to locate within the easement. Kruschke said yes. He explained that the building code used to require a building permit for any structure over 120 square feet, but the code changed about five years ago to allow for any structure over 200 square feet to be constructed without a building permit. The Zoning Ordinance has not been amended since then, and does not permit structures over 120 square feet in an easement. A motion was made by Meier and seconded by Rooks to recommend City Council approval of Application No. V-1439 with the following conditions:

- 1) The applicant shall remove the shed from the easement within 48 hours notice if work is going to occur within the easement.
- 2) The shed shall be compatible with the house.

All Ayes, motion carried.

Preliminary Plat of Behne Prairie Addition, which is a 0.68± acre tract of land zoned R-1, Single Family Residential District, owned by Amy & Ben Behne and located at 1815 Creek View Lane NE and 1899 Creekside Drive NE, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:38 pm. Amy Behne said that they're proposing to combine their two lots. Fencing will have to be determined; they'll work with the City to meet the City's requirements and their needs. Public hearing closed at 5:39 pm. Meillier questioned the grade of the lot compared to the pond. Kruschke said that the applicants' lots are located three or four lots west of the pond. It looks fairly flat, but the grade probably changes a few feet over the distance. The easement was designed to take all of the water from the area across. That area must be protected to ensure drainage. There is a lot to figure out, but approving the preliminary plat allows for the process to keep moving forward. If the final plat comes through in October, that gives the applicants two months to record the plat before the end of the year. In order for the County to combine the lots, all property taxes have to be paid for the year. He said that they can approve the plat with this condition and move forward and continue to work towards an agreement. A

motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of the preliminary plat of Behne Prairie 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) No fences shall be permitted within the utility easements without a Limited Use Agreement between the City of Owatonna and the current property owner addressing all current and future needs.

All Ayes, motion carried.

Preliminary and Final Plat of North Street Retail, which is a 5.76± acre tract of land B-2, Community Business District, owned by Cobourn's Inc. and located at 495 North Street, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:43 pm. No one was present regarding this request. Public hearing closed at 5:44 pm. A motion was made by Meier and seconded by Wilson to recommend City Council approval of the preliminary and final plat of North Street Retail with the following conditions:

- 1) The final plat shall be recorded within 60 days of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.

All Ayes, motion carried.

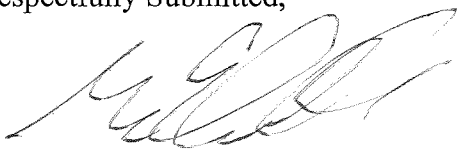
Kruschke gave an update on previous items that the City Council approved at their last meeting.

There was some discussion on the parking lot for Johnson Auto Sales. As a condition of C-1406, Johnson was required to have the lot paved by August 1, 2020. A letter was sent to him in August and he has been in touch with staff regarding this. Kruschke said that Troy Johnson said that the lot is scheduled to be paved this Thursday and Friday. A letter was also sent to Elevation North Church as they were required to have their lot paved by August 30, 2017 as a condition on an extension of C-1376. This has yet to be done.

The Commissioners discussed the August Building Reports. The permit for the Bosch Warehouse was issued with a valuation of \$10,850,000. The Cash Wise Gas Station permit was also issued in August with a valuation of \$725,000.

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 5:58 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager