

## OWATONNA PLANNING COMMISSION MINUTES FOR AUGUST 24, 2021

The Owatonna Planning Commission met in regular session at 5:39 pm in the Council Chambers of the City Administration Building with Vice Chairman Mark Meier conducting the meeting. Present at roll call were Commissioners Mark Meier, Nicholas Peake, Rachel Springer-Gasner, and Mark Wilson. Commissioner John Eickhoff arrived at 6:08 pm. Commissioner Kelly Rooks was absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Wilson and seconded by Springer-Gasner to approve the minutes of the regular meeting of July 27, 2021. All Commissioners voting Aye, the motion carried.

Vacation of ROW & Easement in Maple Creek Estates No. 2, which is a request by Craig Wahl / Schrom Construction to vacate a portion of ROW and Utility Easements within Maple Creek Estates No. 2, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:43 pm. Eric Gustafson, 2264 Hill Drive, clarified that what is currently on the map is going to be erased to allow for the house not to be in the middle of the cul de sac. Public hearing closed at 5:44 pm. A motion was made by Springer-Gasner and seconded by Peake to recommend City Council approval of this vacation of a portion of ROW for Maple Leaf Lane NE and utility easements within Maple Creek Estates No. 2. All Commissioners voting Aye, the motion carried.

Preliminary Plat of Maple Creek Estates No. 3, which is an 8.63± acre tract of land zoned R-1 Single Family Residential District, owned by Craig Wahl and located at Maple Leaf Lane NE, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 5:54 pm. Frank McNulty of 2621 Walker Drive said that he's representing the property owners on Walker Drive. He said that he'd like to get Walker Drive off the map. There has been water coming through there, and that's low land. There's tile coming down out of that field that is fixed now. He said he'd want assurance by the Commissioners that it's fixed. His concern about Walker Drive is that there is no tile or anything. If there is more traffic, that wouldn't be good. Kruschke said that they are not requiring Walker Drive to be built and the developer has no desire to build it. The City isn't forcing that connection to be made at this time. He said that if they had to come back and purchase land in the future to dedicate the Right of Way, the costs are significantly higher. The recommendation at this time is to dedicate the ROW. He said water and sewer would happen whenever Hills Acres is annexed. The City Council and City's stance is that we don't forcibly annex any property. They're just recommending leaving this as platted Right of Way. Walker Drive will be addressed within the development agreement, and the developer will not be required to build it. Jen Gustafson, 2264 Hill Drive, said that they do not want Walker Drive opened up. They maintain it and it's a private road. They moved out there for a reason. They pay their taxes and get very little for it. Second, their concern is water. When they built the homes behind Hill Drive, those backyards get flooded. Their concern is the water will run down to their yards. She said that they want to know what the DNR has said about the wetlands. None of that was developed when they moved out there. They want reassurances that their properties won't get flooded and they won't have water problems. Also they just want to be left alone and they don't want Walker Drive to ever be built. Chris Schuler of 1964 Woodcrest Drive NE, said that all like to see progress, but to talk about the water side, they have water sitting in their front yard after a good rain. He said he's not sure how that will get addressed, and he's not having great confidence that it will be resolved. The water gets to be about two feet deep in their front yard. The second thing is the sewer lines from the west side of the property. He asked if it is going to run across a ridge with trees and wondered how that would work with all the trees. Plus, there is a small gravel road that goes through their yard because it used to be a father / son situation. He said that he's concerned about the water flow. Jon Ferch, 2255 Hill Drive, said that he had a picture of Chris Weaver's yard at 2154 Hill Drive after a 2" rain. He said this is significant. He literally can't get to his house after a

good rain. When we had that heavy rain, and it rained so hard that the water was going over Hill Drive into their backyards. He said that it was over a foot of water and took almost six hours to recede. He has the original farm place out there and it used to be all slough. He said that the water is supposed to run over to the creek and wasn't sure what the developer would find once they get in there. It was already a wetland that they dried out back in 1974. They could end up with a slough again. Walker Drive and Hill Drive are private roads, and by law those property owners would have to grant access to those roads. If this was turned over to the township. Owner A and Owner B would have to work together to make it happen. The neighbor said that that is private property, so both owners would have to agree. He said that he agreed with what everyone said about the water. He said they've had water in their basement and they're on the top of the hill. Jon Ferch said that he found the other pictures and showed the Commissioners. He said that the whole entire area is flooded. This was in 2019. It was hydraulicking up into the basement. If you start adding more concrete and more roadway... the water literally taking up the whole yards. Meier said that water also went across 26<sup>th</sup> Street in that 2019 rainfall. Jon Ferch said that Hill Drive isn't an area that was developed a long time ago, and it was all water before it was developed. Brian Whited of 1958 Woodcrest Drive NE said that he wanted to know why they wouldn't come from the low end with the sewer. Kruschke said that they want to run off gravity flow. Most of the main sewer lines run off creeks. The end of Maple Leaf Lane NE is where the sewer main runs out of grade and the remainder needs to be serviced from the line out of the creek. They could add a lift station and handle it mechanically, which would be very costly. Being able to handle it from gravity is preferred. John Schulte, Civil Engineer with Jones Haugh and Smith, said he prepared these plans. He said that they're going to hook up at the high point, and then they will run it east, which is unfortunately uphill, but that's where the lot lines are, and then they will hook up with cul de sac and run it through. They need to have 10' separation between water mains. Someone asked if he could go between lot 4 and 3. Schulte said that unfortunately that isn't where the manhole is and they're in a wetland there, which would make it much more difficult. Chris Schuler asked why they would eliminate all those trees, and those people will be losing their backyard trees. Schulte said that most of the trees will be gone anyway, due to grading issues and the stormwater pond. Chris Schuler asked if they could, why wouldn't they try to keep the trees. Schulte said that unfortunately the old oaks are just in the wrong spot and will have to go. The general flow is east to west, the intention is to create constructed drainage ways on the east side of Maple Leaf Lane NE and those will drain north and south. They will be cutting off some of the water that goes to Woodcrest. They will be maintaining the berm along Maple Leaf Lane NE. They are adding a stormwater system to Maple Leaf Lane and will definitely hook up the one tile they know of. If there are any more, they will hook them up—they will never block anything. There will be tile lines along the edges of the street so people can hook up their sump lines. Everything will funnel down, and the high point is going to be Walker Drive NE. The cul de sac is the low point and there will be a swale to the pond. A neighbor asked if there is a record of where the tiles are along Hill Drive. Schulte said that they're intending to have two stormwater manholes on Walker Drive. Jon Ferch said that they built those houses just a little bit higher on Maple Leaf Lane NE. Now when they come down Maple Leaf Lane NE, they will put the houses at the same height. Schulte said that he took spot elevations so everyone knows what elevation to build their houses. Troy Schrom said that it is governed by the City Building Inspection Department. The builder has to have that elevation certificate signed by a licensed surveyor. There are a lot of checks and balances. Schulte said they do individual surveys of every lot. Public hearing closed at 6:24 pm. Kruschke said that with this, there are a number of Stormwater permits that come into play that are checked by the MPCA that account for the drainage. All of the calculations have increased from what they were using before. Schulte said that the original rainfall intensities came from the weather bureau 1940, and they have updated that. Kruschke said that they will handle more water than they were even ten years ago. This grading plan is trying to address those concerns. They are checked, double checked, and checked again during the homebuilding process. This is something the engineering staff deals with on a regular basis. A

motion was made by Wilson and seconded by Peake to recommend City Council approval of the preliminary plat of Maple Creek Estates No. 3 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 developer shall enter into a development agreement with the City prior to recording of the final plat.
- 4) The City Engineer's comments shall be addressed prior to the final plat.
- 5) All comments from the Water Quality Specialist shall be adhered to.
- 6) The cul de sac shall have a minimum of a 96' wide turning radius as required by the Fire Department.

All Commissioners voting Aye, the motion passed.

Preliminary Plat of Turtle Creek Addition, which is a 1.00± acre tract of land zoned B-2, Community Development District, owned by Greg Schultz / Turtle Creek Development and located at 490 / 494 West North Street, was presented by Community Development Manager Kruschke. (Refer to report on file.) Public hearing opened at 6:31 pm. John Schulte said that the only intention of this plat is to be able to sell the properties separately. He's not intending to sell at this point. There are a couple of options for the sanitary sewer. They can do a new service to one, or a manhole over the junction. It shouldn't be an issue but needs to be addressed. Public hearing closed at 6:33 pm. A motion was made by Springer-Gasner and seconded by Wilson to recommend City Council approval of the preliminary plat of Turtle Creek 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) A joint parking, access, and maintenance easement agreement will need to be recorded with the final plat.
- 4) A joint easement will be needed for the gas and electric services are approved by Owatonna Public Utilities.
- 5) A joint drainage and utility easement will be needed for the storm sewer that is located on the north side of the site and any storm water that may use that pipe.
- 6) The sanitary sewer services shall be located for each building prior to the approval of the final plat.

All Commissioners voting Aye, the motion passed.

Kruschke updated the Commissioners on previous items. He said at the last meeting, the Commission made a recommendation for downtown parking. That was pulled off City Council agenda. The Streetscape project is progressing with some unknowns, such as the asbestos. All the sewer from every direction runs into Rose Street. Kruschke said they fully expect the 200 block to be significantly quicker. The 300 block is also longer. They will have to make a decision on that 100 block, possibly in a few weeks. Wilson asked how close they are to concrete on the 300 block. Kruschke said that he'd guess they're a couple weeks away.

The next meeting is scheduled for September 14, 2021, and that will include a request by New Life Church as they're getting ready to build.

There being no further business to come before the Planning Commission at this time, a motion was made by Springer-Gasner and seconded by Eickhoff to adjourn the meeting at 6:39 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

---

Greg Kruschke  
Community Development Manager

DRAFT