

OWATONNA PLANNING COMMISSION MINUTES FOR JULY 9, 2019

The Owatonna Planning Commission met in regular session at 5:30 pm in the Council Chambers of the City Administration Building with Vice President Steve Jessop conducting the meeting. Present at roll call were Commissioners Dan Boeke, Steve Jessop, Wes Kain, and Suzy Meneguzzo.. Commissioners Josh Meillier, Teri Steckelberg, and Mark Meier were absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Boeke and seconded by Meneguzzo to approve the minutes of the regular meeting of June 11, 2019. All ayes, motion carried.

Application No. V-1419, which is a request by Tony & Teresa Jacobsen to allow for a 12' x 14', 168 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 1905 Hemlock Avenue NE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:32 pm. Tony Jacobsen was present to answer any questions. Public hearing closed at 5:33 pm. Meneguzzo asked if the shed will be for personal use. Mr. Jacobsen said that he will use it to store his riding lawnmower. He also said that he now has 93 feet of sidewalk that will need snow removal. His garage isn't big enough for storage. There are zero utilities in the easement as all of the utilities are up front. This place is the most level part of the yard to place a shed. If he were to set it outside of the easement, it would be three feet from his deck. He said that he's experienced a house fire and does not want three burnable structures so close. The shed will arrive on wheels and be placed on skids on a gravel pad. City Engineering staff looked at the area shortly after a thunderstorm and didn't see any issues. A motion was made by Boeke and seconded by Kain to recommend City Council approval of this variance for a 12' x 14', 168 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 1905 Hemlock Avenue NE 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 in the easement.
- 2) The shed shall be compatible with the house.

All ayes, motion carried.

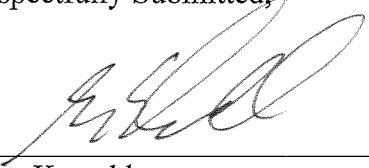
The Commissioners discussed Multi-Generational Homes and Accessory Dwelling Units. Kruschke said that Council had a discussion on July 2nd and are in favor of the ordinance. They thought it was a great idea and thanked the Planning Commission for their time going through it. They clarified a couple of items that they would like to see in an ordinance. They didn't want to limit occupancy and they chose the maximum size as 30% of the primary structure. There will be a public hearing at Planning Commission on August 13th and could be effective as of September 4th.

Commissioners discussed the June Building Permits report and the upcoming requests for the Costco distribution center. The Annexation will go to City Council on July 16th. Planning Commission will hold a public hearing for the Preliminary Plat and vacation as well as listen to public comment on the Environmental Assessment Worksheet at their July 23rd meeting. Costco requests will also be on the Planning Commission agenda for both meetings in August. There will be a nine-year TIF district to cover public improvements such as a 10th Street SW extension to 24th Avenue, the repaving of 18th Street SW, and storm sewer and water main.

Kruschke said that an ordinance amendment will also be on the agenda for the July 23rd Planning Commission meeting for bulk density in B-2 Community Business District for apartment units. The requirement is currently 1,700 square feet per unit and they're proposing 1,000 square feet per unit. They are still researching other cities' requirements.

There being no further business to come before the Planning Commission at this time, a motion was made by Meneguzzo and seconded by Boeke to adjourn the meeting at 5:50 pm. All ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

DRAFT