

OWATONNA PLANNING COMMISSION MINUTES FOR AUGUST 13, 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 Wes Kain, Josh Meillier, Mark Meier, Dan Boeke, and Rachel Springer. Commissioners Steve Jessop and Suzy Meneguzzo were absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Meier and seconded by Boeke to approve the minutes of the regular meeting of July 23, 2019. All ayes, motion carried.

Conditional Use No. C-1420, which is a request by Daikin Applied America's Inc. to construct a 150,000 square foot warehouse structure on the subject property located at 1205 Park Drive NW, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:34 pm. Craig Vatsaas, representing Daikin, was present to answer any questions. Public hearing closed at 5:35 pm. Boeke asked if this was the same lot as the utility easement that the Planning Commission approved earlier this year. Kruschke said that it is. Boeke noted that the two lots differ in height and asked if they would be connected by a walkway. Kruschke said that there is an immediate need for a warehouse and that a walkway would be constructed in the future as it will have to meet all handicap accessibility requirements. Kain questioned the entrances. Kruschke said that there is one driveway off Park Drive and an internal connection to the existing freight yard without going out to Park Drive. Parking is on the north side of the buildings. A motion was made by Boeke and seconded by Kain to recommend City Council approval of this conditional use permit request with the following conditions:

- 1) The proposed structure shall be constructed to have a compatible appearance with the primary structure on the property.
- 2) The use of the building shall remain accessory to the principal use in front commercial building.
- 3) A separate use shall not be permitted to occupy the accessory structure without a commercial PUD being granted by City Council.
- 4) The lots shall be combined prior to the issuance of a building permit.
- 5) A landscaping plan shall be approved prior to construction of the building containing a tree in every parking lot island and ten trees between the parking lot and right of way.

All ayes, motion carried.

An amendment to the Zoning Ordinance regarding Accessory Dwelling Units was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:39 pm. Matt Gillard, a local real estate agent, said that we have a need for this and it is important to establish boundaries. He said he didn't think financing or resale would be an issue. Public hearing closed at 5:40 pm. Meillier asked for clarification about the kitchens. Kruschke said that, strictly speaking, they have to have a door between the units. Meier said that it's more of a mother-in-law unit, not a duplex. He said that separate kitchens is a financing issue. Meillier asked if they are allowing separate kitchens. Kruschke said they are; it's no different than someone putting a second kitchen in the basement, which is a current trend. It was a big issue 10 to 20 years ago and was not allowed as it signaled a second living unit. Meillier said that he was interested to know the cost of rental registration. Kain said that he has some rental units and it is a minimal cost. They've been doing it for about 15 years. He said he was skeptical at first, but it allows a baseline for all rentals to have the Fire Department come in and inspect. He said it's around \$40. Kruschke said that there is a cost per unit and allows to Fire Department to check if they're safe units. This allows the opportunity to inspect every two years and make sure there is still a door

between units. Meier asked if the accessory dwelling units could be rentals. Kruschke said that they could be rentals. He said that no one wanted to do a family limitation as friends can be closer than family. The annual letter guarantees owner occupancy. It puts some onerous on the Planning Commission to keep track of what's out there. If there is a complaint, we know who's filed a letter. Meillier said that he agrees that it's needed. Kruschke said that they're taking a chance with the amendment, but they can always repeal it if it's abused. Meier asked what happens if anyone is doing it today. Kruschke said that it's illegal today. He said that it always comes back around if someone is doing something illegally. A motion was made by Kain and seconded by Springer to recommend City Council approval of this proposed ordinance amendment regarding accessory dwelling units. All ayes, motion carried.

The Commissioners discussed the July Building Permit Reports. Kruschke said that the numbers are down from last year.

Community Development Manager Greg Kruschke presented the Costco TIF Compliance Resolution. A motion was made by Boeke and seconded by Meier to approve the Costco TIF Compliance Resolution. All ayes, motion carried.

Community Development Manager Greg Kruschke presented the South Pointe II TIF Compliance Resolution. A motion was made by Meier and seconded by Springer to approve the South Pointe II TIF Compliance Resolution. All ayes, motion carried.

Community Development Manager Greg Kruschke presented the Daikin Warehouse TIF Compliance Resolution. A motion was made by Kain and seconded by Boeke to approve the Daikin Warehouse TIF Compliance Resolution. All ayes, motion carried.

There being no further business to come before the Planning Commission at this time, a motion was made by Boeke and seconded by Meier to adjourn the meeting at 5:55 pm. All ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager