

OWATONNA PLANNING COMMISSION MINUTES FOR SEPTEMBER 14, 2021

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

A motion was made by Meier and seconded by Springer-Gasner to approve the minutes of the regular meeting of August 24, 2021. All Commissioners voting Aye, the motion carried.

Conditional Use Permit No. C- 1449, which is a request by NewLife Community Church to allow a church with seating for 370 people to be constructed at 160 28th Street NE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:37 pm. Warren Simons, who lives on the north side of the church's property at 115 Hickory Ln NE, said it looks like a great plan and the church will be great neighbors. He said the only concern he has is that there is a lot of water than comes through his yard. He said he'd appreciate whatever they could do to mitigate that. Gerri Struss, President of North Bluff Homeowners Association, said she loves the idea of the church and is hoping the holding pond will help. They also get a lot of water down the hill. She said taking it to 28th Street makes sense and hopes that this takes into consideration that there are homes lower than that to the north. Public hearing closed at 5:39 pm. Eickhoff asked if this is zoned residential. Kruschke said that is correct. Eickhoff clarified that to build anything on the east side would require approvals. Kruschke said that is correct. Meier asked how the grading is set up. Kruschke said that the subdivision is set up so that everything drains off the backs of the properties. On this site, they aren't planning to build anywhere near the property line. Any water near the church will be directed to the stormwater pond. They're not proposing to do any grading on the east side of the lot whatsoever. The southwestern area will drain to the pond, and the parking lot will pipe into the pond. That is how that subdivision was originally set up. Effertz asked if this would be sufficient enough. Kruschke said that there is a process through the City and MPCA for the pond to ensure that it will be sized accordingly. Eickhoff said it sounds like less water will be flowing north than currently. Kruschke said that they will capture everything in the middle and send it to the pond. The east five acres will continue to go the same way. The north area that they are not grading will continue to go to the north. Meier said that everything on the roof will be directed to the pond. Kruschke said absolutely. A motion was made by Eickhoff and seconded by Meier to recommend City Council approval of this Conditional Use Permit with the following conditions:

- 1) All exterior signage shall meet all provisions of the sign ordinance and shall apply for and receive sign permits.
- 2) Prior to issuance of the building permit, the City and Owatonna Public Utilities shall approve all grading, drainage, and utility plans.

All Commissioners voting Aye, the motion passed.

A request regarding an additional handicap parking stall on the north side of the 200 block of Pearl Street was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) He said that Steele County is requesting an ADA loading zone as part of their upgrades to security at the Law Enforcement Center. Rooks asked what the requirements are for ADA stalls. Kruschke said that they will meet the requirement, but they will not be accessible by the public, and will be within the gate. They're still providing one to the public. Meier asked if that was a requirement. Kruschke said that it's a little fuzzy, but that they are right to do it. They figured it out that it works where they have requested it. Rooks

said that they only need one for the public. They do meet the requirements on their lot, but you're getting into which stalls are public/private versus security issues. Wilson asked if there was a requirement for parking stalls in general for them. Kruschke said yes, and they meet the requirements. A motion was made by Springer-Gasner and seconded by Effertz to recommend approval of this parking request. All Commissioners voting Aye, the motion carried.

Kruschke introduced and welcomed new Planning Commission member David Effertz.

Kruschke gave updates on the Downtown. He said there will be a lot more activity starting this week as hotel walls will start to go up and the 200 block is about to close down.

Kruschke said that the City Council acted on Maple Creek Estates No. 3 and the Vacation at their last meeting. They have not submitted for their final plat yet.

There being no further business to come before the Planning Commission at this time, a motion was made by Meier and seconded by Springer-Gasner to adjourn the meeting at 5:58 pm. All Commissioners voting Aye, the motion

Respectfully Submitted,

Greg Kruschke
Community Development Manager