

Draft Copy
Owatonna City Council Minutes

The Owatonna City Council met in regular session on Tuesday, February 21, 2017 at 7:00 p.m. in the Council Chambers. Council President Schultz called the meeting to order and welcomed everyone in attendance. Members in attendance were: Council Members Raney, Svenby, Okerberg, Dotson, Voss and Burbank; Mayor Kuntz; Community Development Director Klecker; Finance Director Moen; City Attorney Walbran; City Administrator Busse and Administrative Specialist Clawson.

Following the Pledge of Allegiance, Council Member Schultz advised of an addition to the proposed agenda. Added is Resolution 14-17 requesting authorization to submit a grant application for Federal Transportation Project Funds for a proposed reconstruction project during 2021 on West Bridge Street. Council member Svenby made a motion to approve the agenda with this item added, Council Member Dotson seconded the motion; all members voted aye for approval.

Mayor Kuntz acknowledged school bus transportation employees for their steadfast commitment for safe transportation of Owatonna students. Mayor Kuntz made proclamation for next week, February 20 – 24, 2017 as Owatonna School Bus Safety Week and next Friday, February 24th as School Bus Transportation Employees Appreciation Day.

Council Vice President Raney recapped the expenses for the period. Presented were disbursements totaling \$13,464.96 for Fiscal Year 2016 and \$205,502.82. Council Member Okerberg made a motion to approve payment of these bills; Council Member Burbank seconded the motion; all members voted aye for approval.

President Schultz advised council members review the Consent Agenda Items prior to the meeting for approval in one motion. Consent Agenda Items for approval include:

- Minutes: City Council Meeting – February 7, 2017.
- Event Permit – Shriner’s Parade – May 6, 2017.
- Event Permit – International Women’s Day Rally – March 8, 2017.
- Renew Annual Retail Fireworks Permit – Mills Fleet Farm.
- Exempt Permit – August 15-17, 2017 at SCFF – Sacred Heart.
- Exempt Permit – August 18-20, 2017 at SCFF – St Joseph Church.
- Minutes – Planning Commission Meeting – December 13, 2016.
- Minutes – Park & Rec Board Meeting – February 13, 2017.
- 2016 Fire Equipment Certification.
- Approve Purchase Vector Truck – MacQueen Equipment
- LMC Insurance Trust Liability Coverage Options - 2017.

Council Member Dotson made a motion to approve the Consent Agenda Items, Council Member Svenby seconded the motion; all members voted aye for approval.

Community Development Director Klecker presented the first reading of Proposed Ordinance 1-17 to amend Section 157.053 for Off Street Parking Requirements for multi-family residential units. The change will require studio and one-bedroom units have one parking stall per unit and two or more bedroom apartments will require two parking spaces each. Staff has reviewed current parking standards of other cities, believe this count makes sense, and will be easy to calculate. Overall planning trends regarding parking have been downsizing parking lots over the past few years with a growing reliance on public transportation, bicycling, and walking. The Planning Commission held a public hearing for this proposed ordinance and recommend approval. Council Member Raney made a motion to approve the first reading of Proposed Ordinance 1-17; Council Member Voss seconded the

motion. With a roll call vote, voting aye were Council Members Dotson, Burbank, Raney, Svenby Voss, Okerberg and Schultz; there were no nay votes. The second reading of the proposed ordinance will be heard during the next Council Meeting on March 7, 2017.

Community Development Director Klecker presented the first reading of Proposed Ordinance 2-17 for Application No. Z-332. This request, received from Chad Behnken, on behalf of Hamilton Real Estate is to rezone property at 201 18th Street SW from R-4, Townhouse District to R-6, High Density Residential. The Planning Commission held a public hearing for this proposed ordinance and recommend approval of the zoning change. A petition with 133 signatures opposing construction of a three-story unit at this location has been received and on file in the City's Administrator's Office.

Applicant Chad Behnken advised several modifications have made to their proposed site plan to address the three largest concerns expressed during the Planning Commission Meeting: privacy, traffic and parking. The company's intentions were to add an opaque screening for more privacy and just this afternoon the plans were updated to show the screenings in place. Anticipated traffic along 2nd Avenue will be reduced by removing the egress previously planned along 2nd Avenue. They are confident from observation of previous projects, that the number of parking spaces included in their plan are sufficient. Parking requirements will be included in their tenant's leases and an on-site manager will monitoring this as tenants will be required to use their garages for parking and not just storage. Two-bedroom units will utilize tandem parking spots with eight tandem parking spots included in the plans. There is room to add additional parking spots; however, they hope to maximize the amount of green space available on the property.

Council Member Raney questioned if storm water issues in the area will be eliminated. Community Development Klecker confirmed there would be less pervious surface area than what is currently on the property; however, current task is to amend the City's zoning ordinance and not approve site plans. Mr. Behnken commented he anticipates few changes in the plan.

Council President Schultz thanked residents for attending and opened the floor for their comments:

Ken Gleason, 1823 2nd Avenue SW had several comments/questions: The direction storm water drains on the proposed plan. How will snow be removed from the apartment parking lot? How many and where parking lot lights will be placed? Where small children safely play? Where will residents be allowed to park; currently they park along the street and the streets are narrow. Why other properties aren't being considered for this project? Would others want an apartment complex in their own backyard?

Vickie Gleason, 1823 2nd Avenue SW commented their neighborhood is unique; streets are not in a typical square crisscross street pattern. She believes an additional 70 vehicles in the neighborhood will be burden to all of the as the streets are too skinny to accommodate such an increase in traffic. She doubts that a fence and landscaping can properly screen a three-story building and the building's occupants will be overlooking everyone's backyards. She questions if this property meets the four criteria necessary for approval of a rezoning request.

Bernadine Haberman, 1820 2nd Avenue SW said she has lived in her home for many years and enjoys being outside in her gardens listening to the sounds of nature. The nursing home residents did not drive so there was not a lot of traffic in the neighborhood when the nursing home was open. The nursing home's staff parked along 18th Street so this did not cause many problems in the streets south

of 18th Street. She started the petition asking individuals to sign if they would be opposed to a three-story apartment complex being built in their backyard; she has acquired 133 signatures. She anticipates the apartment tenants will toss litter in their parking lot and the trash will blow onto her property east of the proposed site. Tenants will open their windows so she is going to hear their loud music blaring and talking, and she would prefer to hear the birds. There will be parking lot lights on all night long and lights from traffic coming and going so she is not in favor of this project.

Jeanette Raichel, 212 Oakdale Street questioned how close to the property line the fencing or landscaping will be. Her property is adjacent to the south side of the proposed building site and the current building is just six feet from the property line

Tim Luy, 1820 Linn Drive SW stated he believes the neighbors all agree the property needs attention and can understand why the City finds this project attractive; however, he also questions if this property meets the criteria required to rezone to R-6 High Density. He believes this project will compromise the neighborhood causing property values to decline.

William Goodsell, 1811 Second Avenue SW is concerned he will lose his privacy. God Fathers, on the other side of his property, recently installed a streetlight and he feels like he is in a police spotlight. There will be lot of new lights in the apartment development and he is anticipating there will be a large flow of traffic through the neighborhood during the early morning hours.

Cindy Tracy, 1817 2nd Avenue SW expressed concerns about the size of the proposed building. Her property is east of the proposed site and backs to the large barn building currently occupied by the Steele County Clothesline. She does not want her one-story home to be squeezed in between two large structures.

Council Member Dotson asked how many years the company has been in business. Applicant Chad Behnken answered the company has been in operation for 40+ years. Council Member Svenby commented the applicant has several developments in the City of Rochester and all have been good experience for the city.

Council Members thanked everyone for their comments. Council Member Dotson explained it is in the City's best interest to increase property values; he wants the City to pursue this project because it might be a long time before another option is received. Council Member Raney commented he also liked the project, it allows the City an opportunity to become better Land Stewards; he hopes to pursue additional options to improve 2nd Avenue and add a motel or restaurant in the southern part of the City. Mention of the former city hospital property was made, the property sat vacant for several years and many neighbors were opposed to this project when proposed but everything has worked out. Council Member Svenby commented the applicant has several developments in the City of Rochester and all have been good experience.

Council Member Dotson also reminded everyone the Planning Commission has recommended approval of this rezoning application as the Council takes recommendations from the city's commissions very seriously.

Council Member Burbank made a motion to approve the first reading of Proposed Ordinance 2-17, Council Member Svenby asked Council Member Burbank to confirm the motion was made after consideration and agreement that the property meets all four qualifying requirements for rezoning:

- 1) The amendment is consistent with the City's future land use plan.
- 2) The amendment is in the public interest and not solely for the benefit of a single property owner.
- 3) The existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
- 4) There are not reasonable uses of the property in question permitted under the existing zoning of the property.

Council Member Burbank confirmed, he made this motion after consideration of these four requirements. Council Member Svenby then seconded the motion. With a roll call vote, voting aye were Council Members Dotson, Burbank, Raney, Svenby Voss, Okerberg and Schultz; there were no members voting nay. The second reading of the proposed ordinance will be heard during the next Council Meeting on March 7, 2017.

Community Development Director Klecker presented Resolution 13-17 to set a date for a Public Hearing on April 4, 2017 to consider the establishment of Development District No. 9 and Tax Increment Financing District No 9-1. This project will be the redevelopment of the property located at 122 W Vine Street, the former Arnold House. Council Member Dotson made a motion to approve Resolution 13-17, Council Member Raney seconded the motion, all members voted aye for approval.

City Administrator Busse presented Resolution 14-17 for authorization to submit a grant application to the Statewide Transportation Improvement Plan (STIP). This is application for funds available in 2021 towards the West Bridge Street Reconstruction Project. Council Member Svenby made a motion to approve Resolution 14-17, Council Member Voss seconded the motion; all members voted aye for approval.

Finance Director Moen presented request to approve the 5-Year Capital Improvement Plan for 2017-2021. This plan is designed to create, support, maintain, and finance the City's present and future infrastructure and equipment needs. Council through the 2017 budget process has already appropriated the first year of the plan. The remaining four years serve as a guide for planning purposes and will be subject for review on an annual basis. No project is guaranteed to occur in the year planned. Copy of the plan will be available on the city's website and at the public library. Council Member Okerberg made a motion to approve the 5-year Capital Improvement Plan, Council Member Dotson seconded the motion; all members voted aye for approval.

During Public Comments there were no comments heard.

During Council Comments, Council Member Burbank warned of a blizzard forecasted for this weekend and cautioned everyone to be prepared. Council Member Raney thanked co-council members for their support regarding the proposed apartment development in the Fourth Ward; this is his ward and he appreciates knowing all members have spent time reviewing the issue and offering help. Council Member Voss thanked Community Development Klecker and City Administrator Busse for spending time with him so he could learn and better understand the zoning request process. Council Member Okerberg commented the Shriner's Parade approved during the Consent Agenda, should be fun with 60+ units planned for the parade in the downtown area on Saturday, May 6th. City Administrator Busse reminded everyone of the Cybex Grand Opening on Thursday, February 23rd. Council President Schultz thanked everyone for attending the meeting and making comments, proving this a good process to work through.

With no additional business, Council Member Raney made a motion to adjourn the meeting at 8:12 p.m. Council Member Dotson seconded the motion, all members voted aye and the meeting was adjourned.

Dated: February 23, 2017

Respectfully submitted,
Jeanette Clawson, Administrative Assistant