

Owatonna Planning Commission Agenda

Tuesday, April 23, 2019

5:30 PM

City Council Chambers

Roll Call: Jessop, Meneguzzo, Kain, Meillier, Linders, Steckelberg, Meier

1. Approve minutes of the April 9, 2019 meeting

2. Public Hearings
 - A. Application No. Z-338, a request by Steele County and the City of Owatonna to rezone the Steele County Fairgrounds property from R-1, Single Family Residential District to B-2, Community Business District.

3. Other

4. Next Meeting – May 14, 2019

5. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR APRIL 9, 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 Steve Jessop, Wes Kain, Josh Meillier, and Mark Meier. Commissioners Suzy Meneguzzo, Teri Steckelberg, and Tim Linders were absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Jessop and seconded by Meier to approve the minutes of the regular meeting of March 12, 2019. All ayes, motion carried.

Variance Application No. V-1417, which is a request by William and Mary Greene to allow for an accessory structure to be constructed in a front yard for the property located at 1605 Dane Road, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:33 pm. Mr. Greene was present. He thanked the Commissioners for hearing his request and said he would answer any questions they might have. Glenn Brownwell of 1945 Wildflower Drive NE was present. He said that he can see Mr. Greene's property from his house and he has no problem at all with the request. His son-in-law lives next door to him and agrees, though he wasn't able to attend the meeting. Public hearing closed at 5:34 pm. A motion was made by Jessop and seconded by Kain to recommend City Council approval of this variance request with the following conditions:

- 1) Measures shall be taken to ensure the appearance of the garage from Dane Road does not look like the rear of the building.
- 2) The garage shall be constructed to coordinate with the house.
- 3) The garage shall not be located further to the north than the neighboring garage to the west.

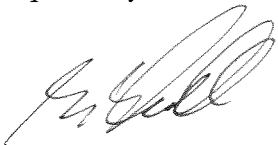
All ayes, motion carried.

The Commissioners discussed the monthly building report for March. He said that the year is off to a fairly slow start, but they are expecting big things. He handed out the OPED 2018 year-end report, which includes the City and the County.

The next Planning Commission meeting will be on Tuesday, April 23, 2019. There is a rezoning for the Steele County Fairgrounds from R-1 to B-2.

There being no further business to come before the Planning Commission at this time, a motion was made by Meier and seconded by Jessop to adjourn the meeting at 5:38 pm. All ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

April 19, 2019

To: Planning Commission

From: Community Development Department

RE: Application No. Z-338, a request by Steele County and the City of Owatonna to rezone the Steele County Fairgrounds property from R-1, Single Family Residential District to B-2, Community Business District.

Application Review:

Applicant: Steele County & the City of Owatonna

Legal Description: Part of the S ½ of the SW ¼ of Section 15, T107N, R20W, Steele County, Minnesota

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: County Fairgrounds

Adjacent Zoning & Land Uses: North: R-6, High Density Residential District and R-1, Single Family Residential District

South: B-2, Community Business District

East: R-1, Single Family Residential District and R-B, Residential Business District

West: B-2, Community Business District

Report Attachments:

1. Existing & Proposed Zoning Maps
2. Future Land Use Plan
3. Location Maps

Proposed Development:

- ◆ Application No. Z-338, a request by Steele County and the City of Owatonna to rezone the Steele County Fairgrounds property from R-1, Single Family Residential District to B-2, Community Business District.
- ◆ The property is being proposed to be rezoned in order to be closer to the use of the property and the surrounding commercial area.
- ◆ It is important to note that the fairgrounds is exempted from all local zoning standards for fair related uses.
- ◆ This rezoning is really to clean up an area.
- ◆ The County has no plans to develop the fairgrounds for anything other than the County fair.

- ◆ The County has looked at installing signage on the property. Sign standards in a commercial district are how the property has been signed and will be in the future. They do not meet residential standards.
- ◆ The future land use plan designates this area as public and Park / Open Space. The proposed rezoning would meet the future land use plan.
- ◆ In order to approve the proposed rezoning the following findings shall be met:
 - The amendment is consistent with the City's future land use plan.
 - The amendment is in the public interest and not solely for the benefit of a single property owner.
 - 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.
 - There are not reasonable uses of the property in question permitted under the existing zoning of the property.

Staff Review:

Staff feels that the proposed rezoning would fit in with the surroundings and the desired use of this property as designated within the Owatonna Development Plan. Staff is recommending approval of the zone change request from R-1, Single Family Residential District to B-2, Community Business District for the Steele County Fairgrounds.

STEELE COUNTY Administration

Administration Center
630 Florence Ave.
P.O. Box 890
Owatonna, MN 55060
507-444-7400

Scott Golberg- Administrator- Julie Johnson- HR Director

April 2, 2019

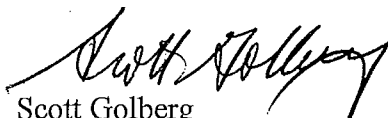
Greg Kruschke
Community Development Specialist
City of Owatonna
540 West Hills Circle
Owatonna, MN 55060

RE. Zoning of Steele County Fairgrounds

Dear Mr. Kruschke:

I am respectfully requesting that the Owatonna Planning Commission consider and approve re-zoning the area commonly known as the Steele County Fairgrounds from an "R-1" designation to a "B-2" designation in recognition of the current and planned future use of this area. Please see attached parcel maps further identifying the County Fairgrounds. Thank you for your consideration.

Sincerely,



Scott Golberg
Steele County Administrator

CC: Kris Busse, Owatonna City Administrator
Mark Walbran, Owatonna City Attorney

CERTIFICATE OF SURVEY

EXHIBIT A

LEGAL DESCRIPTION Parcel B

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the northwest corner of said S1/2 of SW1/4; thence S 0°26'35" W, assumed bearing, 377.50 feet along the west line of said SW1/4 to the True Point of Beginning; thence S 0°26'35" W 231.00 feet along the west line of said SW1/4; thence S 89°36'53" E 151.00 feet; thence S 0°26'35" W 46.00 feet; thence S 89°36'53" E 88.00 feet; thence N 0°26'35" E 22.00 feet; thence S 89°36'53" E 281.00 feet; thence N 0°26'35" E 185.00 feet; thence N 89°36'53" W 257.00 feet; thence N 0°26'35" E 70.00 feet; thence N 89°36'53" W 263.00 feet to said True Point of Beginning.

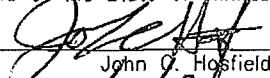
Containing 2.59 acres, more or less.

Subject to public streets of record.

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John C. Hosfield
Date 2/12/09 Lic. No. 15231

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& LAND SURVEYORS

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JOB NO. 08-1073	

CERTIFICATE OF SURVEY

Parcel C

Legal Description

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the northwest corner of said S1/2 of SW1/4; thence S 89°07' 28" E, assumed bearing, 656.68 feet along the north line of said S1/2 of SW1/4 to the True Point of Beginning; thence S 04°11'35" W 182.66 feet; thence N 89°16'39" W 281.73 feet; thence S 00°26'35" W 156.18 feet; thence N 88°59'21" W 99.99 feet; thence S 00°26'35" W 106.20 feet; thence S 89° 36'53" E 257.00 feet; thence S 00°26'35" W 185.00 feet; thence N 89°36'53" W 281.00 feet; thence S 00°26'35" W 22.00 feet; thence N 89°36'53" W 88.00 feet; thence N 00°26'35" E 46.00 feet; thence N 89°36'53" W 151.00 feet to the west line of said SW1/4; thence S 00°26'35" W 703.37 feet to the southwest corner of said SW1/4; thence S 88°46'04" E 1284.94 feet along the south line of said SW1/4; thence N 23°19'05" E 598.55 feet; thence N 17°29'58" E 77.66 feet; thence N 12°30'52" E 130.46 feet; thence S 87°01'01" E 488.29 feet; thence N 02°46'48" E 140.00 feet; thence N 87°13'12" W 43.00 feet; thence N 02° 46'48" E 130.40 feet; thence S 87°13'12" E 43.00 feet; thence N 02°46'48" E 27.80 feet; thence N 85°50'44" E 218.14 feet to the centerline of Austin Road; thence N 27°54'28" W 302.62 feet along said centerline to the north line of said S1/2 of SW1/4; thence N 89°07'28" W 1484.64 feet to said True Point of Beginning.

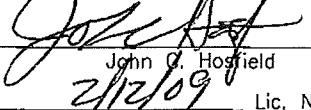
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Legal Description Parcel D

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the southwest corner of said S1/2 of SW1/4; thence S 88°46' 04" E, assumed bearing, 1284.94 feet along the south line of said S1/2 of SW1/4 to the True Point of Beginning; thence N 23°19'05" E 598.55 feet; thence N 17°29'58" E 77.66 feet; thence N 12°30'52" E 130.46 feet; thence S 87° 01'01" E 634.24 feet; thence S 4°13'58" E 153.89 feet; thence S 3°36'36" W 169.72 feet; thence S 69°47'00" E 57.06 feet; thence N 44°00'06" E 127.58 feet; thence S 45°02'20" E 64.98 feet; thence S 18°13'34" W 226.41 feet; thence S 71°24'04" E 87.38 feet; thence S 87°44'59" E 220.72 feet to the centerline of Austin Road; thence S 0°48'32" W 198.62 feet to the southeast corner of said SW1/4; thence N 88°46'04" W 1340.81 feet to said True Point of Beginning;

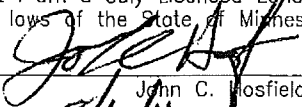
Containing 15.96 acres, more or less.

Subject to public streets of record.

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JOB NO.	11-1010

CERTIFICATE OF SURVEY

Legal Description Parcel E

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the intersection of the north line of said S1/2 of SW1/4 with the centerline of Austin Road; thence S 27°54'28" E, assumed bearing, 302.62 feet along the centerline of said Austin Road to the True Point of Beginning; thence S 27°54'28" E 356.89 feet along the centerline of said Austin Road; thence S 65°06'24" W 127.92 feet; thence S 27°45'27" E 130.80 feet; thence N 86°51'23" W 187.13 feet; N 04°13'58" W 153.89 feet; thence N 87°01'01" W 145.95 feet; thence N 02°46'48" E 140.00 feet; thence N 87°13'12" W 43.00 feet; thence N 02°46'48" E 130.40 feet; thence S 87°13'12" E 43.00 feet; thence N 02°46'48" E 27.80 feet; thence N 85°50'44" E 218.14 feet to said True Point of Beginning;

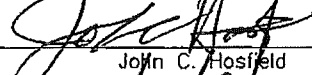
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FILE NO.	672
JOB NO.	08-1073

CERTIFICATE OF SURVEY

Parcel F

Legal Description

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the intersection of the north line of said S1/2 of SW1/4 with the centerline of Austin Road; thence S 27°54'28" E, assumed bearing, 659.51 feet along the centerline of said Austin Road to the True Point of Beginning; thence S 27°54'28" E 156.48 feet along the centerline of said Austin Road; thence southeasterly along the centerline of said Austin Road and along a tangential curve concave to the southwest, central angle 3°04'53", radius 818.51 feet, arc length 44.02 feet; thence N 86°51'23" W 148.13 feet; thence N 27°45'27" W 130.80 feet; thence N 65°06'24" E 127.92 feet to said True Point of Beginning;

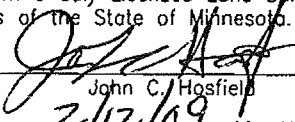
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DATE 2-12-09
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FILE NO. 672
JOB NO. 08-1073

CERTIFICATE OF SURVEY

Legal Description Parcel G

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the intersection of the north line of said S1/2 of SW1/4 with the centerline of Austin Road; thence S 27°54'28" E, assumed bearing, 815.99 feet along the centerline of said Austin Road; thence southeasterly along the centerline of said Austin Road and along a tangential curve to the southwest, central angle 3°04'53", radius 818.51 feet, arc length 44.02 feet to the True Point of Beginning; thence N 86°51'23" W 335.26 feet; thence S 03°36'36" W 169.72 feet; thence S 69°47'00" E 57.06 feet; thence N 44°00'06" E 201.58 feet; thence S 86°51'23" E 167.28 feet to the centerline of said Austin Road; thence northwesterly along the centerline of said Austin Road and along a nontangential curve concave to the southwest, central angle 2°39'47" radius 818.51 feet, chord N 23°29'42" W 38.04, arc length 38.04 feet to said True Point of Beginning;

Containing 0.68 acre, more or less.

Subject to public streets of record.

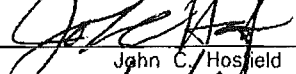
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FILE NO. 672

JOB NO. 08-1073

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Parcel H

Legal Description

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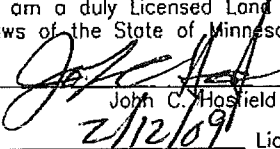
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REVISED
FILE NO. 672
JOB NO. 08-1073

CERTIFICATE OF SURVEY

Legal Description Parcel 1

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Commencing at the intersection of the north line of said S1/2 of SW1/4 with the centerline of Austin Road; thence S 27°54'28" E, assumed bearing, 815.99 feet along the centerline of said Austin Road; thence southeasterly along said centerline and along a tangential curve concave to the southwest, central angle 10°40'57", radius 818.51 feet, arc length 152.61 feet to the True Point of Beginning; thence S 71°02'56" W 172.96 feet; thence N 45° 02'20" W 46.13 feet; thence S 18°13'34" W 226.41 feet; thence S 71°24'04" E 87.38 feet; thence S 87°44'59" E 220.72 feet to said centerline; thence N 0°48'32" E 21.23 feet along said centerline; thence northwesterly along the centerline and along a tangential curve concave to the southwest, central angle 18°02'03", radius 818.51 feet, arc length 257.63 feet to said True Point of Beginning;

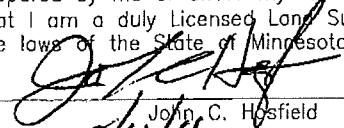
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SCALE	-
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FILE NO.	672
JOB NO.	11-1010

CERTIFICATE OF SURVEY

Legal Description Parcel J

All that part of the South Half of the SW1/4 of Section 15, T 107 N, R 20 W, Steele County, Minnesota, described by:

Commencing at the northwest corner of said S1/2 of SW1/4; thence S 89°07' 28" E, assumed bearing, 453.30 feet along the north line of said S1/2 of SW1/4 to the True Point of Beginning; thence S 0°21'59" W 182.87 feet; thence S 89°16'39" E 191.19 feet; thence N 04°11'35" E 182.66 feet to the north line of said S1/2 of SW1/4; thence N 89°07'28" W 203.38 feet to said True Point of Beginning.

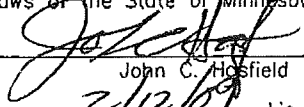
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


John C. Hosfield
Date 2/12/09 Lic. No. 15231

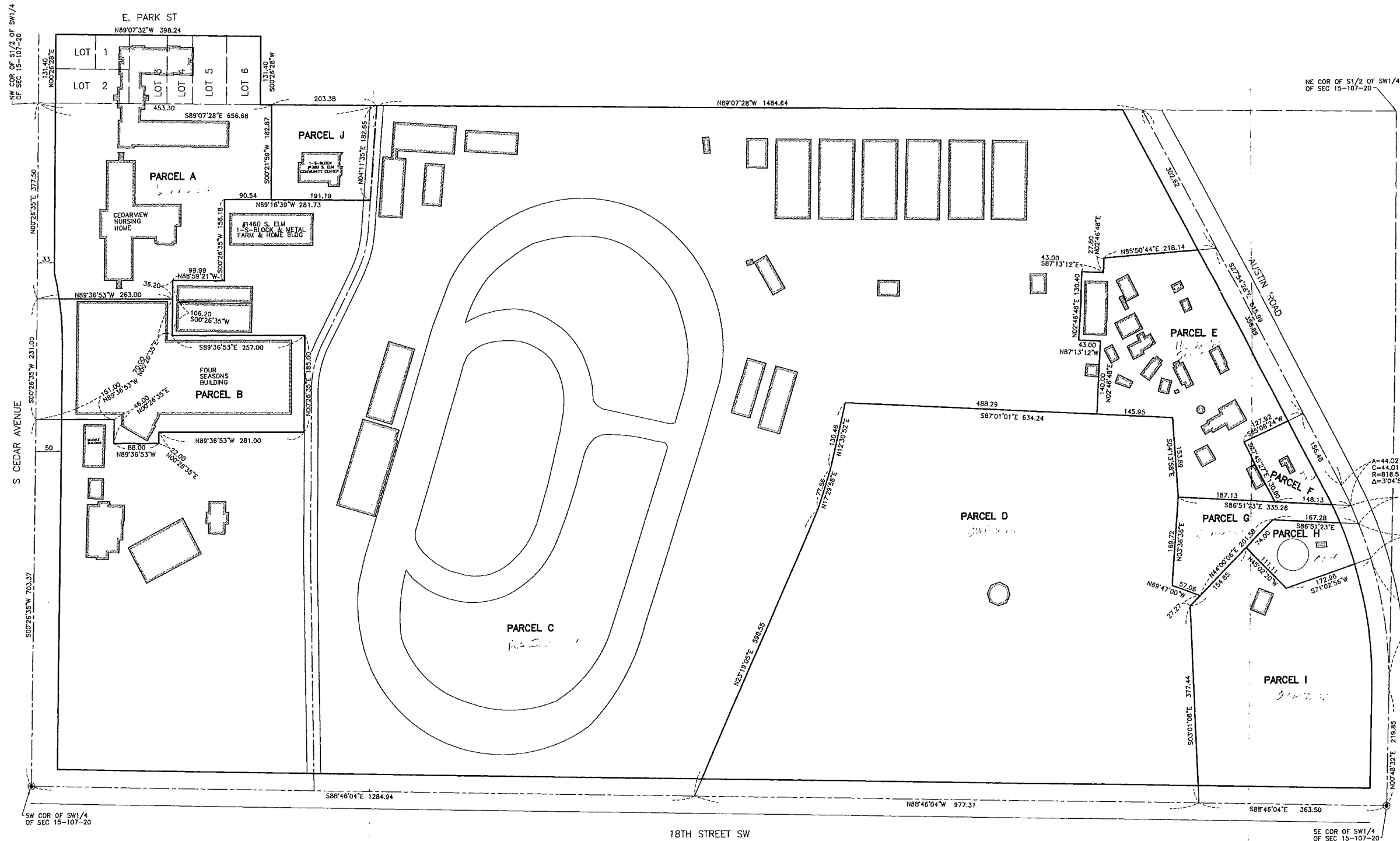
JONES, HAUGH & HOSFIELD
PROFESSIONAL ENGINEERS
& LAND SURVEYORS

415 WEST NORTH ST
OWATONNA, MN 55060
PH (507) 451-4598
FAX (507) 451-1396

515 S WASHINGTON AVE
ALBERT LEA, MN 56007
PH (507) 373-4876
FAX (507) 373-1839

SCALE	
DRAWN BY	BLK
DATE	2-12-09
REVISED	
FILE NO.	672
JOB NO. 08-1073	

EXHIBIT B

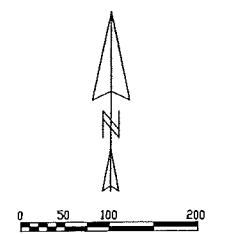


A=44.02
C=44.01
R=818.51
Δ=3°04'53"

A=38.04
C=38.04
R=818.51
Δ=2°39'47"

A=70.54
C=70.52
R=818.51
Δ=4°56'17"

A=257.63
C=256.57
R=818.51
Δ=18°02'03"



- ⊙ STEELE COUNTY MONUMENT (FOUND)
 - 1/2" PLASTIC CAPPED IRON PIPE (SET)
 - 1/2" PLASTIC CAPPED IRON PIPE (FOUND)
- BEARINGS ARE ASSUMED

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

John G. Hosfield
John G. Hosfield
Date: 2/14/07 Lic. No. 15231

SURVEY			
STEELE COUNTY FAIRGROUNDS			
PART OF THE SW1/4 OF SECTION 15, T 107 N, R 20 W			
JONES, HAUGH & HOSFIELD			
PROFESSIONAL ENGINEERS & LAND SURVEYORS		515 S WASHINGTON AVE	
415 WEST NORTH ST	OWATONNA, MN 55060	ALBERT LEA, MN 56007	
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FAX (507) 451-1396		FAX (507) 373-1839	
SCALE 1"=100'	DWG BY BLK	FEBRUARY 2009	FILE NO. 672
			JOB NO. 08-1073