

OWATONNA PLANNING COMMISSION MINUTES FOR AUGUST 27, 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, Dan Boeke, and Rachel Springer. Commissioners Steve Jessop, Suzy Meneguzzo, and Mark Meier were absent. Community Development Manager Greg Kruschke and Administrative Technician Kristen Kopp were also present.

A motion was made by Springer and seconded by Boeke to approve the minutes of the regular meeting of August 13, 2019. All ayes, motion carried.

Final Plat of Costco Owatonna, which is a 153.32± acre tract of land to be zoned I-1 Light Industrial owned by Smith Heritage LLC and located at 3601 10th Street SW, was presented by Community Development Specialist Kruschke. (Refer to report on file.) Kain asked how the stormwater would drain if they aren't putting water into the county tile system. Kruschke said that it will be held in ponds and released overland into ditches. Their stormwater is based on the full site buildout however they're putting it all in now. A motion was made by Boeke and seconded by Kain to recommend City Council approval of this final plat of Costco Owatonna with the following conditions:

- 1) The final plat shall be recorded within 60 days of this approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) Approval of the final plat shall be contingent on the approval of this vacation of the portion of 33rd Ave SW.
- 4) All stormwater requirements shall be met prior to issuing of a grading permit.

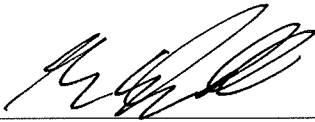
All ayes, motion carried.

Kruschke said that he received an email about accessory dwelling units from Matt Durand, who is concerned that the Planning Commission hasn't fully discussed the issue, specifically with regards to detached accessory dwelling units. Kruschke stated they have had lengthy discussions about it. He said he wants to reaffirm that the Planning Commission doesn't want detached dwelling units or if they would like to relook at the ordinance prior to adoption. Previous discussions with the Planning Commission stated that they didn't fit with the character of a single family neighborhood. Meillier said that he spoke with Matt Durand on behalf of the Planning Commission. Kruschke said that accessory structures are allowed to be 3 feet from the property line where living space is required to be 10 feet. Kain said that he reaffirms the Planning Commission's position that they want neighborhoods to stay single family in appearance. Allowing detached structures would open a can of worms including how setbacks are handled as well as utilities. Meillier pointed out that one of the requirements is that the attached unit have the same address. This would be impossible with a detached unit. He said that Durand can go to City Council to make his argument and if they feel they want to look at it, they can. Kruschke said that he heard the comment that this was decided "behind closed doors" but all of the meetings have been open to the public. Meillier said that, in his phone conversation, Durand brought up that it's a good way to deal with the shortage in housing, but he also said that he would like to do one as an AirBNB, which is a whole different item and would not address a housing shortage. Kruschke said that Faribault does allow detached units, but in 10 years, they've only had one, and that was the unit that prompted the ordinance as code enforcement. It really appears there just isn't a market for detached units. Three people have approached the City about attached units, which is a middle ground to try it out. He also mentioned Mark Meier's concern about financing, which could be a tipping point. If people can't get a mortgage for these units,

they won't do them. The Planning Commission reaffirmed their position that they are satisfied with the proposed ordinance and do not have an interest in detached accessory dwelling units.

There being no further business to come before the Planning Commission at this time, a motion was made by Boeke and seconded by Springer to adjourn the meeting at 5:45 pm. All ayes, motion carried.

Respectfully Submitted,



Greg Kruschke
Community Development Manager

DRAFT