

OWATONNA PLANNING COMMISSION MINUTES FOR FEBRUARY 13, 2024

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Charles S. Crandall Center – Chambers at City Hall with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Mark Meier, Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, and Mark Wilson. Commissioners Dave Effertz and Nick Peake were absent. Community Development Manager Greg Kruschke and Administrative 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 January 9, 2024. All Commissioners voting Aye, the motion carried.

Application CUP-12, which is a request by Ibrahim Hussein to open an Adult Day Care facility on the subject property located at 120 Broadway Street West, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) As of the time of the report, staff had heard from two neighbors, both asking clarifying questions. One requested her email be included in the packet. He's spoken with two people since who were just wondering what an adult daycare is. Public hearing opened at 5:34 p.m. Jerry Besser, property owner of 114 Cedar Avenue North, said he's all for an adult daycare. His concern is that they've invested a lot of money in the streetscape and encourage people to stroll, shop, and eat downtown. This area is more retail space and he said he just questioned having an adult daycare in the downtown area. He said it would be better located outside of the downtown area. He said he's at the age where he might not be too far from needing that kind of service. He said he's also concerned about traffic on Broadway and asked if they'd be coming and going all day. Kruschke said they'd be coming and going during the hours of operation from 9 a.m. to 3 p.m. Public hearing closed at 5:36 p.m. Springer-Gasner asked if drop offs would just be on Broadway or would they have access off the back alley. Kruschke said they could use both doors. Meier said he thinks 26 cars hit and miss over a certain timeframe probably wouldn't be noticed too much with the existing traffic down there. He said it would be one thing if there were 26 cars parked all day, but cars just coming and going isn't a whole lot more added to morning traffic. Eickhoff said he thinks there is definitely a need in the community for this. A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of this Conditional Use Permit to allow an Adult Day Care facility at 120 Broadway Street West with the following provisions:

- 1) The use shall not exceed 26 clients without amending this Conditional Use Permit.
- 2) All signs shall have sign permits and meet the requirements of the B-3 District.
- 3) All building code requirements shall be met.

All Commissioners voting Aye, the motion carried.

A Request by Brent Sherwin to Vacate a Portion of a Utility Easement at 1213 Elm Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) He said he's had a number of comments from neighbors asking for clarifying information. They haven't heard any concerns with what is being requested. Public hearing opened at 5:39 p.m. No comments were made regarding this request. Public hearing closed at 5:40 p.m. A motion was made by Eickhoff and seconded by Wilson to recommend City Council approval of this vacation of a portion of a utility easement as described in the staff report. All Commissioners voting Aye, the motion carried.

VAR -16, which is a request by Trinity Lutheran Church to allow an accessory structure to be constructed in a side yard at 609 Lincoln Avenue South, was presented by Community Development Manager Greg Kruschke. The applicant is proposing a 780 square foot outdoor pavilion structure. The proposed structure

will be part of a larger outdoor courtyard in the Southwest corner of the property. (Refer to report on file.) John Eickhoff abstained from this request due to a potential conflict of interest. Kruschke said that they haven't heard anything from neighbors about this request. Public hearing opened at 5:43 p.m. No comments were made regarding this request. Public hearing closed 5:44 p.m. Kruschke said we haven't had any calls on this request. A motion was made by Meier and seconded by Wilson to recommend City Council approval of Application No. VAR-16 with the following conditions:

- 1) A building permit will be needed for the pavilion building.
- 2) Separate events shall not be held at the same times for the building and the pavilion.

All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke provided updates on previous items. He said the last request for a sign variance for NewLife was approved by City Council and is probably already up.

Community Development Manager Kruschke provided the January Building Reports.

Kruschke said there are items for the March 12 meeting, but we will be cancelling the March 26 meeting due to quorum issues.

A motion was made by Meier to adjourn was seconded by Springer-Gasner at 5:45 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager