

OWATONNA PLANNING COMMISSION MINUTES FOR MARCH 12, 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 Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, Nick Peake, and Dave Effertz. Commissioners Mark Meier and Mark Wilson were absent. Community Development Manager Greg Kruschke, Planning Specialist Ashley Zidon, and Administrative Technician Kristen Kopp were also present.

A motion was made by Effertz and seconded by Springer-Gasner to approve the minutes of the regular meeting of February 13, 2024. All Commissioners voting Aye, the motion carried.

Preliminary Plat of Marthaler Addition, which is a 4.26± acre tract of land to be zoned B-2, Community Business District, requested by Jayme Baker, Marthaler Automotive, on behalf of John Ihlenfeld and located at 2500 State Avenue NW, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:37 pm. John Schulte of Jones, Haugh, and Smith was present representing applicant and owner. He said he was able to answer questions. Jayme Baker was also present. Effertz asked if there is just one access to the property. Kruschke said that is correct. Public hearing closed at 5:38 pm. Eickhoff asked if the access was so far to the south because of the roundabout. Kruschke said that is correct; they worked with Steele County to design this area. Eickhoff said he thinks this is a great use for the property. A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of the preliminary plat of Marthaler Addition with the following conditions:

- 1) Final plat approval shall not occur until the annexation has been finalized.
- 2) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 3) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 4) The developers shall enter into a development agreement with the City prior to recording of the final plat.
- 5) MN Plumbing code requires an open trench for sanitary sewer that is installed within private property. The noted trenchless method is not permitted within private property.
- 6) Fire hydrants shall be installed every 400' along State Avenue NW.
- 7) All plantings shall occur on the private property, outside of any drainage or utility easements.
- 8) A utility easement will need to be recorded with the final plat for the sanitary sewer main at a width determined by the City Engineer.
- 9) All comments of the City Engineer's memo shall be met.
- 10) The driveway easement be recorded with the Final Plat.

All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke said they're still working on property acquisition on the Vine Street parking lot. Parking Hour designation will be discussed when the plans are finalized.

Stantec will be here at the next meeting to go over the updates to the Comprehensive Plan. There will be an open house on the Comprehensive Plan on Thursday, May 16 from 4 to 7 p.m. in the Morehouse Room at OPU.

Community Development Manager Kruschke provided updates on previous items. He said that all of the items on the last meeting were approved by Council.

Community Development Manager Kruschke provided the February Building Reports. We're a little bit behind 2023 as far as valuation goes, but permit numbers are higher this year. We have some big permits yet to issue, so we should catch up.

A motion was made by Effertz to adjourn was seconded by Peake at 5:45 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager