

OWATONNA PLANNING COMMISSION MINUTES FOR APRIL 9, 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 March Meier, Kelly Rooks, John Eickhoff, and Nick Peake. Commissioners Rachel Springer-Gasner, Mark Wilson, and Dave Effertz were absent. Community Development Manager Greg Kruschke, Planning Specialist Ashley Zidon, and Administrative Technician Kristen Kopp were also present.

A motion was made by Meier and seconded by Peake to approve the minutes of the regular meeting of March 12, 2024. All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke said that Stantec will be here at the April 23 meeting with an update on the Comprehensive Plan. We will not have any public hearings that night. It will be going to City Council on May 7 and there is an open house at OPU on May 16.

Final 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.) He said the annexation has been approved by the State of Minnesota. A motion was made by Peake and seconded by Meier to recommend City Council approval of the final plat of Marthaler Addition with the following conditions:

- 1) The final plat shall be approved within one year of the date of approval of the preliminary plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The developers shall enter into a development agreement with the City prior to recording of the final plat.
- 4) 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.
- 5) Fire hydrants shall be installed every 400' along State Avenue NW.
- 6) All plantings shall occur on the private property, outside of any drainage or utility easements.
- 7) 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.
- 8) All comments of the City Engineer's memo shall be met.
- 9) The shared driveway easement shall be recorded with the final plat.
- 10) A revised preliminary plat drawing shall be submitted to the City prior to recording of the final plat addressing the items in the City Engineer's memo.

All Commissioners voting Aye, the motion carried.

Community Development Manager Kruschke provided updates on previous items.

Community Development Manager Kruschke provided the March Building Reports. The valuation and total number of permits are ahead of 2023 so far.

A motion was made by Meier to adjourn was seconded by Peake at 5:35 p.m. All Commissioners voting Aye, the motion carried.

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Respectfully Submitted,

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Greg Kruschke  
Community Development Manager