

OWATONNA PLANNING COMMISSION MINUTES FOR OCTOBER 12, 2021

The Owatonna Planning Commission met in regular session at 5:30 pm in the Council Chambers of the City Administration Building with Chairman Kelly Rooks conducting the meeting. Present at roll call were Commissioners Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, Mark Wilson, Nicholas Peake, and David Effertz. Commissioner Mark Meier was absent. Community Development Manager Greg Kruschke and Planning Technician Kristen Kopp were also present.

A motion was made by Eickhoff and seconded by Springer-Gasner to approve the minutes of the regular meeting of September 28, 2021. All Commissioners voting Aye, the motion carried.

Final Plat of Maple Creek Estates No. 3, which is an 8.63± acre tract of land zoned R-1 Single Family Residential District, owned by Craig Wahl and located at Maple Leaf Lane NE, was presented by Community Development Manager Kruschke. (Refer to report on file.)

A motion was made by Springer-Gasner and seconded by Wilson to recommend City Council approval of this Final Plat of Maple Creek Estates No. 3 with the following conditions:

- 1) The final plat shall be recorded within sixty days of the date of approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The developer shall enter into a development agreement with the City prior to recording of the final plat.
- 4) The cul de sac shall have a minimum of a 96' wide turning radius as required by the Fire Department.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke presented a TIF Compliance Resolution for 147 Pearl Street West. He said that the City owns the corner and will be selling that to Jay Monson and he will be building a new eye care clinic. The City will do a land swap with his property. The resolution is saying that he meets the commercial goals of the downtown. The project will go well into next year with the supply chain issues, but we have until the end of November 2021 to approve the TIF, though. Effertz said it's fantastic how forward-thinking the City continues to be. A motion was made by Effertz and seconded by Springer-Gasner to approve the TIF Compliance Resolution. All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on the downtown. He said that they are pouring sidewalks on the 300 block this week and starting the water main on the 200 block. The street crew is hopefully going to be moving from the 300 block to the 200 block, though there may be a week in between. The biggest issue is the street lights, which won't be in until mid to late January. The 100 block will be delayed until next year. Wilson asked if it's still the plan to get the 200 block done. Kruschke said absolutely.

Community Development Manager Greg Kruschke gave an update on previous items. The Council approved

Community Development Manager Greg Kruschke gave an update on September building reports. We're hoping to hit 40 houses this year. The hotel permit was issued in September with a \$10,000,000 value.

There being no further business to come before the Planning Commission at this time, a motion was made by Eickhoff and seconded by Peake to adjourn the meeting at 5:50 pm. All Commissioners voting Aye, the motion passed.

Respectfully Submitted,

Greg Kruschke
Community Development Manager