PLANNING COMMISSION MEETING

Tuesday, May 13, 2025 at 5:30 PM
Council Chambers, City Hall at 540 West Hills Circle
Roll Call: Meier, Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

1. **Planning Commission Agenda - May 13, 2025**
   1.a. Planning Commission Agenda - May 13, 2025
2. **Approval of Last Meeting Minutes**
   2.a. Planning Commission Minutes - April 22, 2025
3. **Public Hearings**
   3.a. Preliminary Plat of Mineral Springs Estates
   3.b. Preliminary Plat of KEG Addition
4. **Downtown Parking Committee Requests**
   4.a. None
5. **Other Business**
   5.a. Final Plat of Renneberg Hardwoods Addition
   5.b. Election of Officers
   5.c. Updates on Previous Items
6. **Next Meeting - May 27, 2025**
7. **Adjournment**
8. **Roll Call: Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz**

Owatonna Planning Commission Agenda

Tuesday, May 13, 2025
5:30 PM
*****Charles S. Crandall Center at West Hills*****

Roll Call: Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz

1. Approve minutes of the April 22, 2025 meeting

2. Public Hearings

   A. Preliminary Plat of Mineral Springs Estates
   B. Preliminary Plat of KEG Addition

3. Downtown Parking Committee Requests

   None

4. Other Business

   A. Final Plat of Renneberg Hardwoods Addition
   B. Election of Officers
   C. Updates on Previous Items

5. Next Meeting – May 27, 2025

6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR APRIL 22, 2025

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Crandall Center – Chambers with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Kelly Rooks, Mark Meier, Rachel Springer-Gasner, Nick Peake, and Dave Effertz. Commissioners John Eickhoff and Mark Wilson were absent. Community Development Manager Greg Kruschke and Senior 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 April 8, 2025. All Commissioners voting Aye, the motion carried.

Preliminary Plat of Renneberg Hardwoods Addition, which is a 3.6± acre tract of land zoned B-2, Community Business District, by Kevin Anderson on behalf of Renneberg Companies and located at 1430 State Avenue NW, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:33 p.m. No comments were made regarding this request. Public hearing closed at 5:34 p.m. Effertz asked what type of building would be on the lot. Kruschke said office and warehouse. There will be roughly 10,000 square feet of warehouse and 2,000 square feet of office. It will be a new business locating in the city. A motion was made by Springer-Gasner and seconded by Peake to recommend City Council approval of this preliminary plat of Renneberg Hardwoods 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) A disconnection agreement shall be entered into prior to recording of the plat regarding the remaining water and sewer services.
4) All comments of the City Engineer's memo shall be met.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on previous items. The Council approved the rezoning, the Downtown Parking request, and the TIF.

A motion was made by Meier and seconded by Springer-Gasner to adjourn the meeting at 5:36 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

_____

Greg Kruschke
Community Development Manager

May 8, 2025

To: Planning Commission
From: Community Development Department
RE: Preliminary Plat of Mineral Springs Estates

Background

Stephen Wheeler, Prairie LaSalle Partners, and Chad Lange, Festal Farms are requesting preliminary plat approval of Mineral Springs Estates, a 36 lot and 12 outlot residential development of 82.72 acres east of River Springs Waterpark. The property is being replatted into a master planned neighborhood with a multitude of housing types. The Developer is moving forward with this project again and making the first addition a little larger than what was approved in 2023 by extending this construction phase to the east boundary.

The applicant is planning to construct 7th Avenue NE to extend into the property. Dakota Lane NE, the east / west street will be constructed to an extension of Hemlock Ave NE. Mass grading will occur for all of Phase 1. The Developer has indicated that all construction traffic will be using Outlot E for the grading and infrastructure construction. A 20' temporary access road will be constructed to accommodate this traffic.

Outlots E, G, & H make up what will be called Stoneridge Lane NE. The City views this street as a local collector as well as a key utility corridor. The Sanitary Sewer Study shows a 24" trunk sanitary sewer main is proposed in this right of way. This trunk main is needed to service the land to the east. This main needs to be constructed through this development and will be a requirement of future phases within the development agreement.

The City adopted the PUD for the Mineral Springs Estates development in 2023 with an amendment approved in the fall of 2023. The proposed plat conforms to the adopted PUD.

As part of the PUD and this development the developer is proposing public sidewalks on both sides of all streets within this phase. The sidewalks will not extend to the south on 7th Ave and Hemlock Ave as there are none existing within that development. All streets have been narrowed down to 36' wide streets face to face of the curb. These are 4' narrower than the sections of 7th and Hemlock that they will be tying into.

Application Review:

Applicant/Owner: Prairie LaSalle Partners / Chad Lange, Festal Farms

Location of Property: East of St Paul Road and north of Lee Street

Existing Zoning: PUD, Planned Unit Development

Existing Land Use: The land is currently vacant.

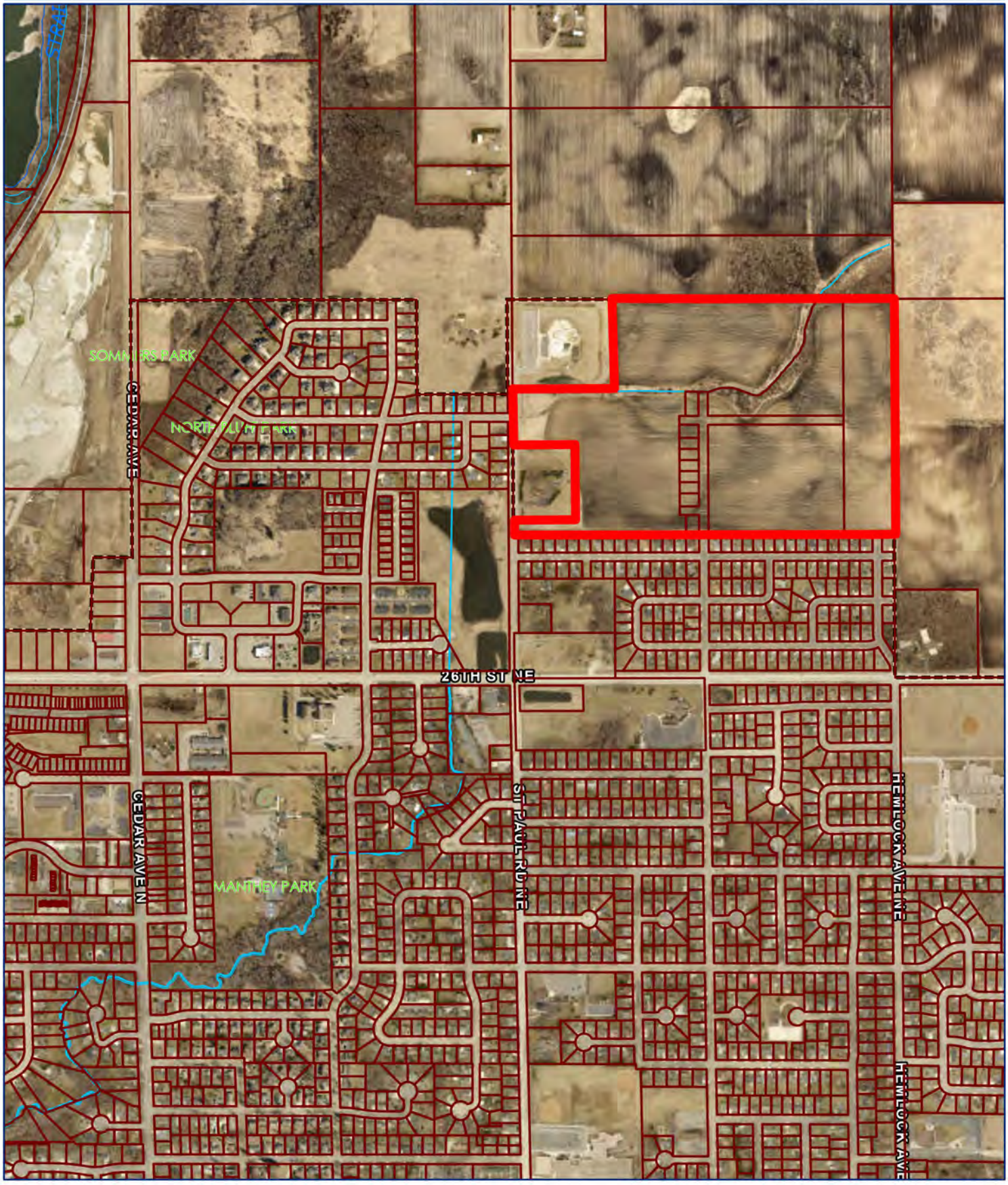
Report Attachments:	1. Location Maps 2. Preliminary Plat 3. Construction Access Drawing 4. Application Narrative
Proposed Development:	
Size of Subdivision:	82.72± acres
Number of Lots:	36 new lots and 12 Outlots
Lot Configuration:	The lots are generally rectangular in shape. The outlots are irregularly shaped to match future development areas or rights of way.
Street Pattern:	7th Avenue NE will be extended to service this subdivision. A new public street will be constructed east and west. A private driveway will be constructed for access to the units in Blocks 3 & 4. Temporary turn arounds will need to be constructed on all streets that are dead ends temporarily.
Services:	Services are available in 7th Avenue NE and will be extended north to service this phase.
Timing/Financing of Development:	The applicant is hoping to record the final plat soon and start construction this summer on phase 1.
Outstanding Assessments:	None.
Floodplain:	None.
Wetlands:	The property has numerous wetlands. The approved delineation and replacement plan will need to be adhered to. The developer is proposing to provide a minimum of a 20' setback from all wetlands.
Storm Water Drainage:	The applicant is proposing to construct stormwater facilities on site to meet the ordinance.
Easements:	The plat proposes perimeter lot easements throughout the development.
County/MNDOT Review:	This plat is not adjacent to a state or county ROW.

Staff Review:

Staff recommends approval of the preliminary plat of Mineral Springs Estates with the following conditions:

1) The final plat shall be recorded within 60 days of the date of approval of the final plat.
2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
3) The conditions of the PUD shall be adhered to at all times.
4) A development agreement will need to be recorded along with the final plat.
5) The plans shall adhere to the approved wetland delineation and replacement plan as determined by the Soil & Water Conservation District.
6) Temporary turn arounds are required to be constructed at all dead-end streets that do not connect immediately as required per fire code.
7) All conditions included in the City Engineer's memo dated 5/8/2025 shall be met.

Mineral Springs Estates
City of Owatonna



Site

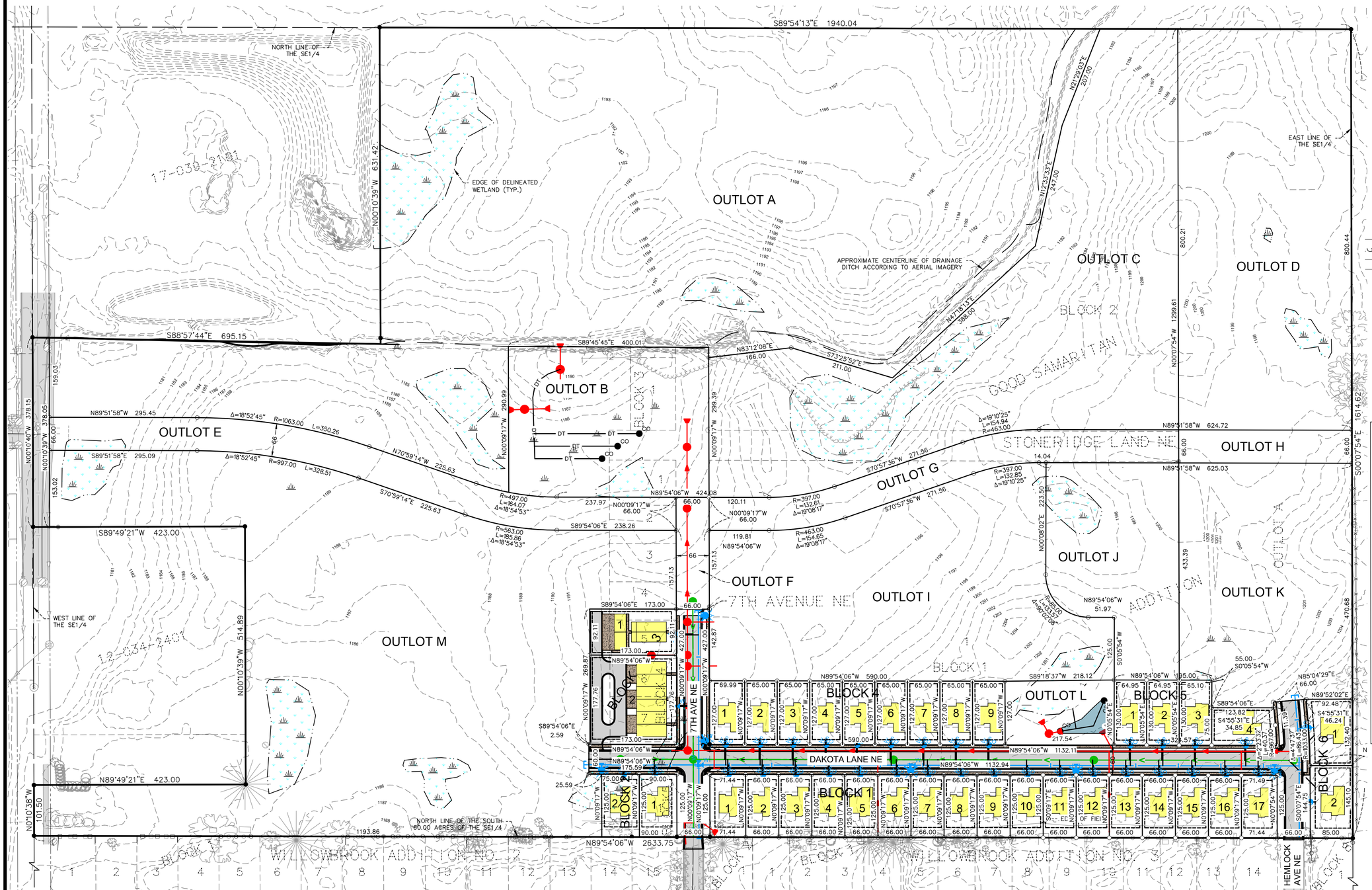
April 24, 2023

1:15,000

1 in = 1,250 ft

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

PRELIMINARY PLAT OF
MINERAL SPRINGS ESTATES



0 100 200

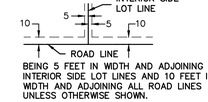
SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE STEELE COUNTY COORDINATE DATABASE NAD83

ELEVATIONS BASED ON NAVD88 VERTICAL DATUM

- ● = DENOTES FOUND IRON MONUMENT
- ○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- = DENOTES FOUND IRON MONUMENT
- = DENOTES SHRUB
- = DENOTES CONIFEROUS TREE
- = DENOTES DECIDUOUS TREE
- T = DENOTES TELEPHONE PEDESTAL
- = DENOTES WATER HYDRANT
- = DENOTES CHAINLINK FENCE
- = DENOTES EDGE OF WOODS LINE
- = DENOTES PROPOSED UNDERGROUND STORM LINE
- = DENOTES PROPOSED UNDERGROUND SANITARY LINE

DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN BELOW



BEING 5 FEET IN WIDTH AND ADJOINING ALL INTERIOR SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING ALL ROAD LINES UNLESS OTHERWSE SHOWN.

DESCRIPTION:	ALL OF BLOCKS 1-5, AND OUTLOT A, GOOD SAMARITAN ADDITION AND PART OF THE SOUTHEAST QUARTER ALL IN SEC. 34, T.108, R.20 STEELE COUNTY, MINNESOTA
PROPOSED DESCRIPTION:	LOTS 1 - 17, BLOCK 1, LOT 1 AND LOT 2, BLOCK 2, LOT 1 AND LOT 2, BLOCK 3, LOT 1 - 9, BLOCK 4, LOT 1 - 4, BLOCK 5, LOT 1 AND LOT 2, BLOCK 6 OUTLOT A - OUTLOT L, MINERAL SPRINGS ESTATES
OWNER	MINERAL SPRINGS ESTATES, LLC
ADDRESS:	3611 85TH STREET NW ORONOCO, MN 55960
SURVEYOR:	WIDSETH 7804 INDUSTRIAL PARK RD BAXTER, MN.
AREA:	82.72 ACRES, MORE OR LESS
DATE:	APRIL 21, 2023

PARCEL NUMBERS FOR THE SUBJECT PROPERTY ARE:

17-039-2100, 17-606-0201, 17-606-0001, 17-606-0101 17-606-0301, 17-606-0401, 17-606-0402,17-606-0403 17-606-0404, 17-606-0405, 17-606-0406, 17-606-0407, 17-606-0501

THERE ARE NO ADDRESSES LISTED FOR THE SUBJECT PROPERTIES.

ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER MAP NUMBER 27147C0152C EFFECTIVE DATE 12-02-2011 THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

ACCORDING TO THE STEELE COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE PUD PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CRAIG N BRITTON DATE: 4/21/2023 LIC. NO. 44228

PROPOSED 20 FT WIDE AGGREGATE CONSTRUCTION ENTRANCE EXHIBIT

MINERAL SPRINGS ESTATES

PROPOSED 20 FT WIDE AGGREGATE CONSTRUCTION ENTRANCE

NORTH

0 100 200

SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE STEELE COUNTY COORDINATE DATABASE NAD83

ELEVATIONS BASED ON NAVD88 VERTICAL DATUM

- ● = DENOTES FOUND IRON MONUMENT
- ○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
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- = DENOTES WATER HYDRANT
- = DENOTES CHAINLINK FENCE
- = DENOTES EDGE OF WOODS LINE
- = DENOTES PROPOSED UNDERGROUND STORM LINE
- = DENOTES PROPOSED UNDERGROUND SANITARY LINE

WiDSETH

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CRAIG N BRITTON DATE: 4/21/2023 LIC. NO. 44228

WiDSETH

Rochester
3777 40th Avenue NW
Suite 200
Rochester MN 55901

507.292.8743
Rochester@Widseth.com
Widseth.com

4/25/2025

To: Greg Kruschke, Community Development Manager, and the City of Owatonna

RE: Mineral Springs Estates Residential Development Narrative

Dear Mr. Kruschke and members of the City Council,

The proposed preliminary plat is an amendment to the previous Mineral Springs Estates submittal in August of 2023. The revision involves the addition of 15 single family detached dwellings on Dakota Lane NE and the extension of Dakota Lane NE east to Hemlock Avenue NE. With the proposed revision, we are proposing 36 single-family residential lots and 2 multi-family residential parcels. Some of the wetlands will be removed as part of the natural progression of development, and some will remain and become natural areas to be enjoyed for active recreation activities like walking, biking, running, etc.

PROPOSED FEATURES LEGEND

	DENOTES PROPOSED SINGLE-FAMILY DETACHED (R2)
	DENOTES PROPOSED SINGLE-FAMILY ATTACHED (R3)
	DENOTES PROPOSED TOWNHOUSES (R3)
	DENOTES PROPOSED 6 UNIT MULTI-FAMILY (R6)
	DENOTES PROPOSED OPEN SPACE
	DENOTES EXISTING WETLANDS
	DENOTES PROPOSED STORMWATER PONDS

CONCEPT PLANT SCHEDULE

SHADE TREE
-

ORNAMENTAL TREE
-

EVERGREEN TREE
-

PUD Zoning Summary

Single-family Detached Lot Size:
Width: 65 ft minimum
Depth: 120' (+\-)
Lot Area: 7,800 sq ft minimum

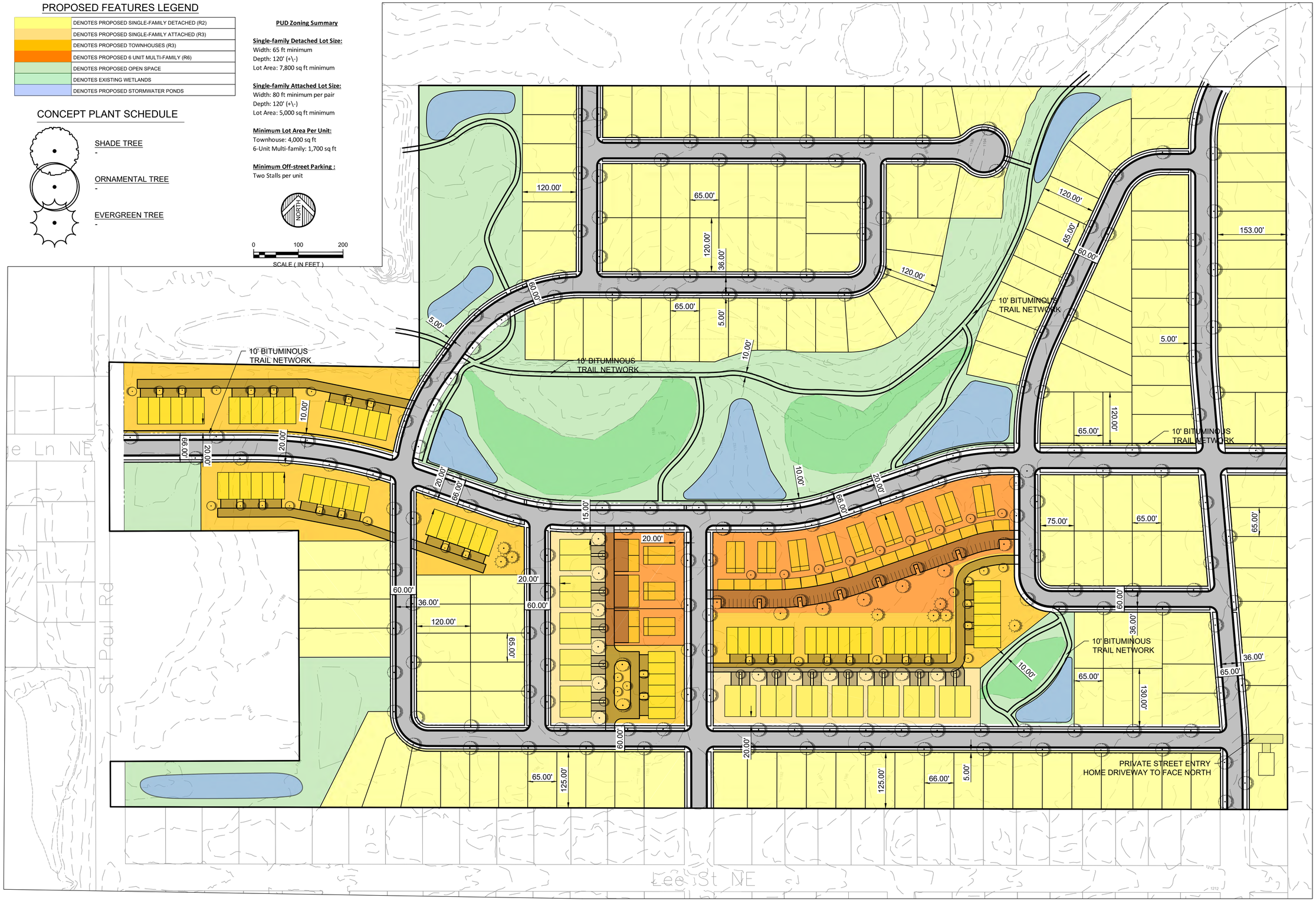
Single-family Attached Lot Size:
Width: 80 ft minimum per pair
Depth: 120' (+\-)
Lot Area: 5,000 sq ft minimum

Minimum Lot Area Per Unit:
Townhouse: 4,000 sq ft
6-Unit Multi-family: 1,700 sq ft

Minimum Off-street Parking :
Two Stalls per unit

NORTH

0 100 200
SCALE (IN FEET)



WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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CRAIG D. BRITTON DATE: 4/21/2023 LIC. NO. 44228

BY	REVISIONS DESCRIPTION	REV#	DATE

DATE: APRIL 2023
SCALE: AS SHOWN
DRAWN BY: RSH
CHECKED BY: CNB
JOB NUMBER: 2022-11572

MINERAL SPRINGS ESTATES
MINERAL SPRINGS ESTATES, LLC
OWATONNA, MINNESOTA

PUD SITE PLAN

SHEET NO.
1
SHEET OF

J:\HAS Capital Advisors LLC-44915\2022-11572\CADD\Civil\C-SP-2022-11572-PUD.dwg Plotted by:Ben Stevens 4/21/2023 5:40:34 PM

© 2023 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

May 7, 2025

To: Planning Commission
From: Community Development Department
RE: Preliminary & Final Plat of KEG Addition.

Background

Eric Martin, on behalf of KEG Investments, LLC, a request for preliminary and final plat of KEG Addition, a one lot and one outlot residential plat. The applicant owns the property at 2025 Edgewood Drive as well as the additional lot to the west. They desire to relocate the joint property line of the two lots to allow for a larger lot to build on in the future. Since the property is previously unplatted code requires the properties to be platted in order to relocate that property line.

The house is an existing structure. The phone and electric lines angle into the house from the south across the to be platted outlot. A private easement will be required to be recorded with the plat addressing these utilities and their location on the neighboring lot.

Due to the outstanding questions that still need to be answered the applicant has chosen to plat the additional lot as an outlot at this point in time. Prior to any structures being constructed on the Outlot, the lot will need to be replatted into a lot. By Statute, an outlot is unbuildable. The lot will be subject to any ordinances in place at the time of the future plat.

Application Review:

Applicant / Owner: KEG Investments LLC

Location of Property: 2025 Edgewood Drive NE

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: The east lot is occupied by a single family residence. The west lot is currently vacant.

Report Attachments:
1. Location Maps
2. Preliminary Plat
3. Final Plat

Proposed Development:

Size of Subdivision: 0.52± acres

Number of Lots: One single family residential lot & One Outlot

Lot Configuration: Both lots are rectangular in shape.

Street Pattern:	The street pattern will not change from what exists today. No ROW is being platted as it does not title to this property.
Services:	Services are existing and are not proposed to change. A private utility easement will need to be granted from the outlot to Lot 1 to allow for the existing private utilities to cross the Outlot to the house.
Timing/Financing of Development:	The applicant is hoping to record the final plat as soon as possible.
Outstanding Assessments:	None
Floodplain:	None
Wetlands:	There are no wetlands on the property.
Storm Water Drainage:	No changes are proposed in coordination with this plat.
Easements:	The applicant is proposing to dedicate a 10' utility easement along the perimeter property lines of both lots. OPU is requesting a 5' utility easement on each side of the joint property line, which will need to be added to the final plat.
County/MNDOT Review:	This plat does not abut a County Road or a State Highway.

Staff Review:

Staff recommends approval of the preliminary and final plat of Pettman Addition with the following conditions:

1) The final plat shall be recorded within 60 days from the date of final approval.
2) The applicant shall provide a 10' drainage and utility easement along the perimeter of the plat and 5' on each side of the joint property line.
3) The title opinion shall be approved by the City Attorney prior to recording of the plat.
4) No structures are permitted on Outlot A until after the property is platted in the future.
5) A private utility easement shall be provided with the recording in favor of Lot 1 regarding the telephone and electric utilities crossing Outlot A.

N

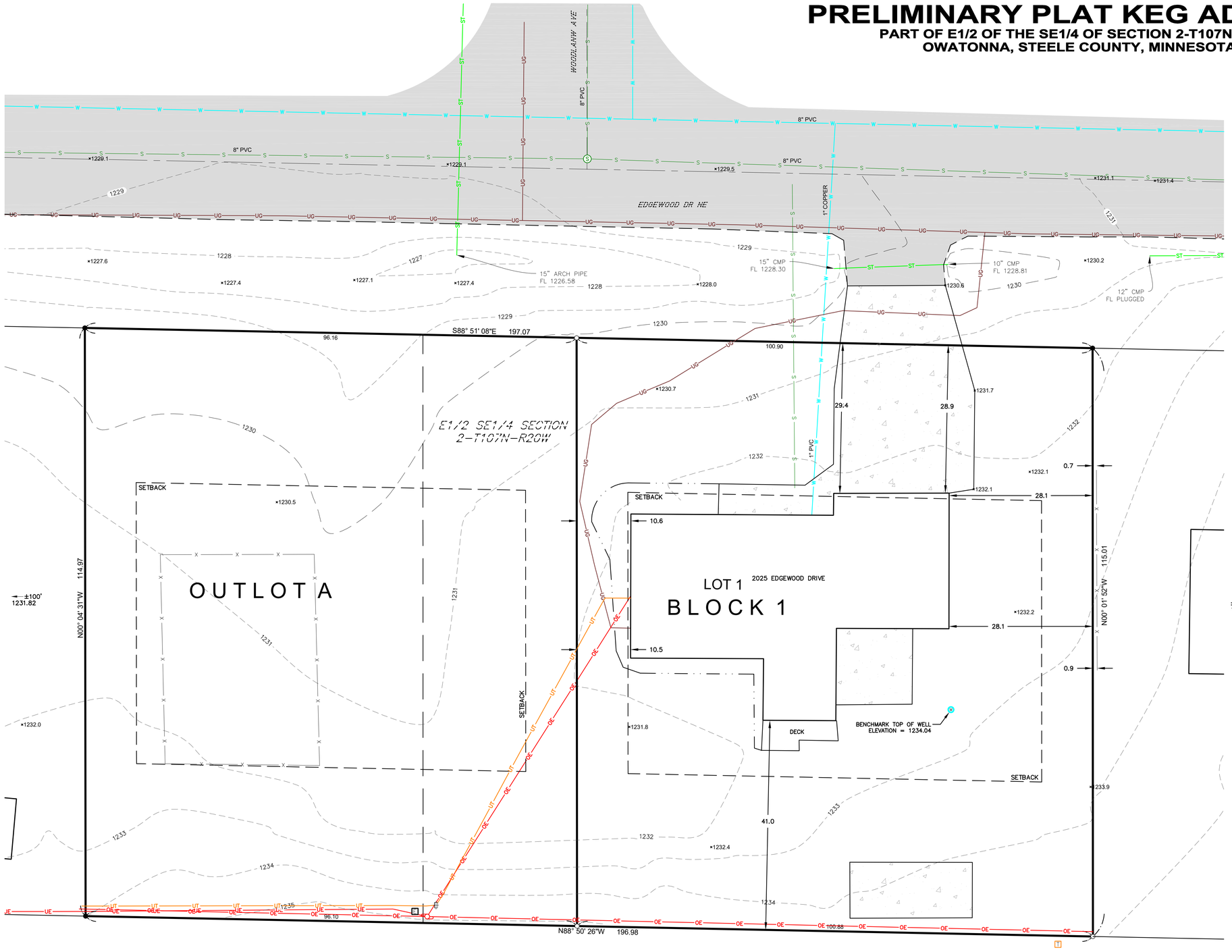
KEG Addition
2025 Edgewood Drive

1:2,926

Date: 4/29/2025

PRELIMINARY PLAT KEG ADDITION

PART OF E1/2 OF THE SE1/4 OF SECTION 2-T107N-R20W
OWATONNA, STEELE COUNTY, MINNESOTA



LEGAL DESCRIPTION

Beginning at a point 1106 feet south and 382.62 feet east of the northwest corner of the E1/2 fo the SE1/4 of Section 2-T107N-R20W, Steele County, Minnesota; and running thence East 131 feet; thence South 115 feet; thence West 131 feet; thence North 115 feet to the point of beginning.

AND

Beginning at a point 1106 feet south and 316.62 feet east of the northwest corner of the E1/2 of the SE1/4 of Section 2-T107N-R20W, Steele County, Minnesota, and running thence East 66 feet; thence South 115 feet; thence West 66 feet; thence North 115 feet to the point of beginning.

STREET ADDRESS

2025 EDGEWOOD DRIVE NE
OWATONNA, MN 55060

Zoned: R-1

Single Family Residential
Setbacks:
Front Yard = 30
Side Yard = 10
Rear Yard = 30

AREA

Gross 0.52 ACRES±

PROPOSED LOT AREA
OUTLOT A 0.25 ACRES±
LOT 1 0.27 ACRES±

OWNER

KEG Investments LLC
130 RICHARDS PL
OWATONNA MN 55060
507-271-1797

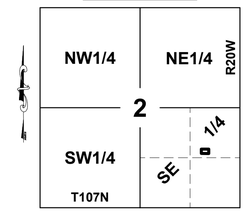
LEGEND

- = 5/8 inch X 16 inch iron monument (capped RLS 52646)-Placed
- = Iron monument-Found
- W = Water Main
- S = Sanitary Sewer
- ST = Storm Sewer
- G = Gas Main
- UT = Underground Telephone
- OT = Overhead Telephone
- FO = Fiber-Optics
- UE = Underground Electric
- OE = Overhead Electric
- X = Fence
- E = Electric Meter
- T = Telephone Pedestal
- = Hand Hole
- = Water Well
- S = Sanitary Manhole
- 1272 = Elevation Contour Line
- 1271.23 = Spot Elevation
- RM1270.89 = Rim Elevation
- = Concrete Surface
- = Bituminous Surface

SCALE: 1" = 10'

0 10
5 20
SCALE IN FEET

VICINITY MAP



Scale: 1"=2000'

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harn Adjustment Grid

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott A. Tuchtenhagen, L.S. No. 52646 **Date: 04/28/2025**

JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

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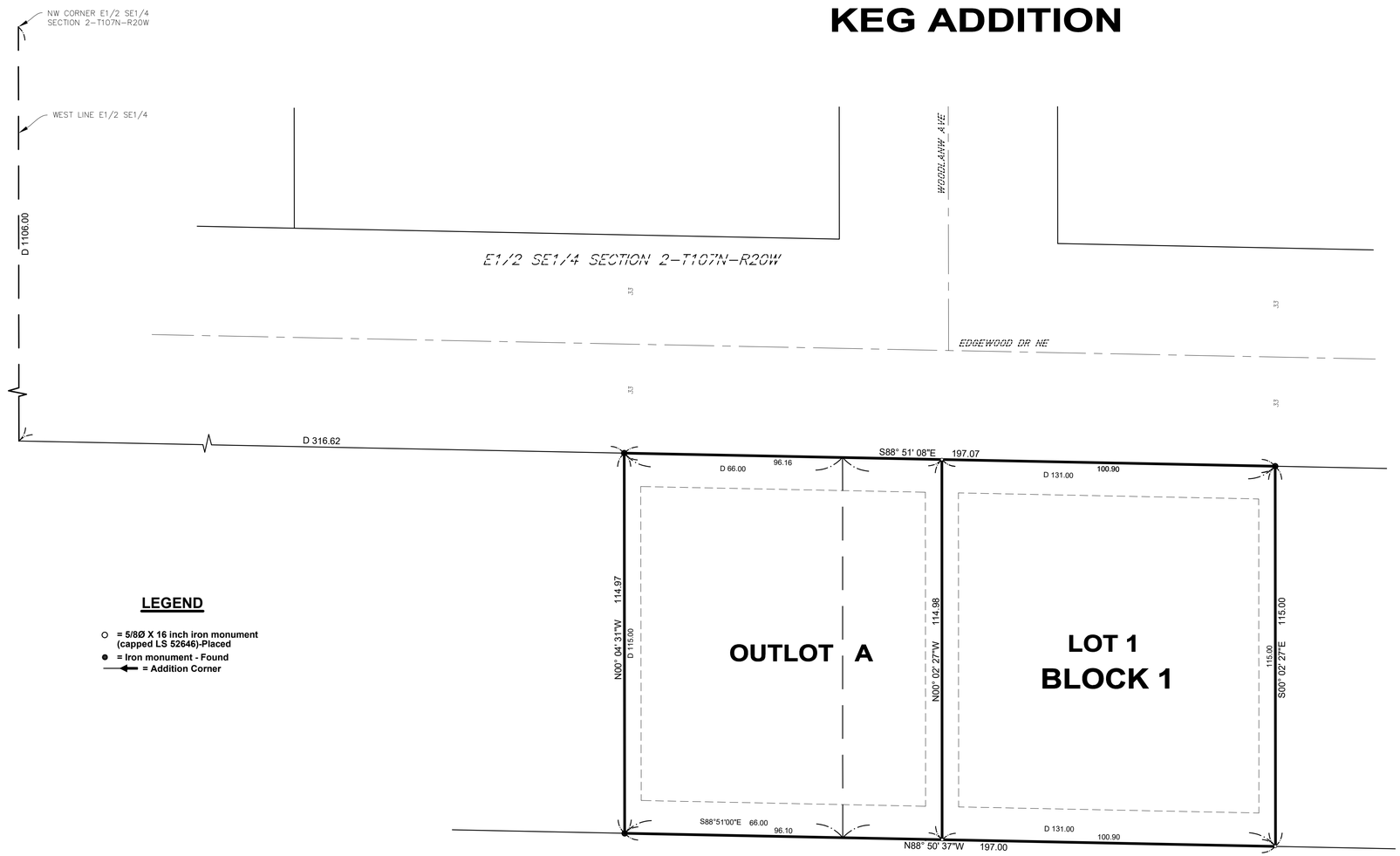
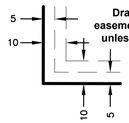
2008 COUNTY LIDAR DATA ELEVATION 100 FEET SOUTH OF SOUTH LINE 1236.00
(SURVEY CREW WAS TOLD NOT TO ENTER PROPERTY)

SHEET NO. 1 OF 1 SHEETS

OFFICIAL PLAT

KEG ADDITION



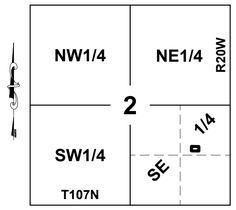


Drainage and utility easements are shown thus unless otherwise noted:

LEGEND

- ○ = 5/8Ø X 16 inch iron monument (capped LS 52646)-Placed
- ● = Iron monument - Found
- ⟵ = Addition Corner

VICINITY MAP



Scale: 1"=2000'

BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harn Adjustment Grid

KNOW ALL PERSONS BY THESE PRESENTS: That KEG Investments LLC, a Minnesota Limited Liability Company, owner of the following described property:

Beginning at a point 1106 feet south and 382.62 feet east of the northwest corner of the E1/2 of the SE1/4 of Section 2-T107N-R20W, Steele County, Minnesota; and running thence East 131 feet; thence South 115 feet; thence West 131 feet; thence North 115 feet to the point of beginning.

AND

Beginning at a point 1106 feet south and 316.62 feet east of the northwest corner of the E1/2 of the SE1/4 of Section 2-T107N-R20W, Steele County, Minnesota, and running thence East 66 feet; thence South 115 feet; thence West 66 feet; thence North 115 feet to the point of beginning.

Has caused the same to be surveyed and platted as KEG ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created herewith, as shown on this plat. In witness whereof said KEG Investments LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper president this

_____ day of _____ , 20____.

KEG Investments LLC, a Minnesota Limited Liability Company

_____

Keith Martin, President

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 20____, by Keith Martin, President of KEG Investments LLC, a Minnesota Limited Liability Company.

_____
John Henry Schulte, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

I, Scott A. Tuchtenhagen, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a true and correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Scott A. Tuchtenhagen, Licensed Land Surveyor
Minnesota License No. 52646

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 20____ by Scott A. Tuchtenhagen, a licensed land surveyor.

_____
John Henry Schulte, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

This plat of KEG ADDITION was approved and accepted by the City Council of the City of Owatonna, Minnesota at a regular meeting thereof held on

the _____day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.1

_____
Kris M. Busse, City Administrator

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
Scott A. Tuchtenhagen, County Surveyor
Steele County, Minnesota

No delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Jennifer Mueller, Property Tax and Elections Director
Steele County, Minnesota

I hereby certify that taxes payable for the year 20____ on the land hereinbefore described have been paid this _____day of _____, 20____.

_____
Candi Lemarr, Finance Director
Steele County, Minnesota

Filed in the Office of the County Recorder this _____ day of_____ 20____, at _____O'clock ____M., in Book _____ of Plats, Page_____, as Document Number_____

_____
Rick G. Kvien, County Recorder
Steele County, Minnesota

REGISTRAR OF TITLES STEELE COUNTY MINNESOTA

JONES HAUGH & SMITH, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

KEG Addition final and preliminary plat in the City of Owatonna

KEG Investments LLC is reconfiguring property lines located in part of the E1/2 of the SE1/4 of Section 2-T107N-R20W, Owatonna, Steele County, Minnesota. The city ordinance requires the investment group to plat the two new lots. There are no current plans for the empty lot to the west of the existing house. This will become an outlot as a part of this project.

OWNER

KEG Investments LLC

130 RICHARDS PL

OWATONNA MN 55060

507-271-1797

CITY OF OWATONNA

Public Works Department

Date: 05/08/2025
Project: KEG Addition
Preliminary Plat Application #: PP-25-2

Staff Review Comments:

Engineering

1. Utility services to 2025 Edgewood Drive (Lot 1 Block 1) shall be relocated on to within the lot prior to the plat being recorded or a private easement shall be provided over the outlot at time of recording.

Stormwater

2. All future development is subject to the items listed in this review document and the following provisions as applicable:
    a. City of Owatonna Stormwater Management Code 52.00.
    b. City of Owatonna Grading Permit and associated design requirements.
3. All construction drawings, plans, reports, and documentation used to obtain the City Grading Permit shall be prepared in accordance with the most recent design standards, checklists, and guidance documents.
4. All future construction shall provide critical elevations including:
    a. Emergency overflow elevations, locations, directions, and routing.
    a. 100-yr HWL for all low areas and areas of ponding water.
    b. Elevations of nearby structure low openings.
    c. Spot/control elevations and slope percent for all swales, ditches, and drainage paths.

Please provide a written response to each review item in this document. Include the applicant's comments in distinct text color along with each comment provided by the City. All plan revisions shall be summarized, signed, and dated accordingly. When uploading new plans, the submission date shall be included in the title. It is the responsibility of your project team to review each City standard applicable to this project for inclusion and accuracy in submitted documents, plans, drawings, and application details.

Sean Murphy, PE
Director of Public Works and City Engineer

May 7, 2025

To: Planning Commission
From: Community Development Department
RE: Final Plat of Renneberg Hardwoods Addition

Background

Kevin Anderson, on behalf of Renneberg Companies, a request for final plat of Renneberg Hardwoods Addition, a one lot commercial plat. The applicant purchased the property last year with the intention of constructing their facility this year. Since the three parcels are in two different plats they need to replat the property prior to a permit being issued.

All utilities are available to the project. There are three sets of services stubbed into this lot. Since only one set of the services will be used with this project the other services are required to go under an agreement regarding removal or are required to be removed at the main. Staff is in favor of the agreement in this case.

Access for the property is proposed to come from 2 existing locations. State Avenue (CR 45) was master planned from an access point when it was constructed. The apron is installed and located where the access point is. There is secondary access on 12th Avenue NW along the south property line. They will also be using that.

Application Review:

Applicant/Owner: Kevin Anderson, on behalf of Renneberg Companies

Location of Property: 1430 State Avenue NW

Existing Zoning: B-2, Community Business District

Existing Land Use: The land is currently vacant land.

Report Attachments:
1. Location Maps
2. Preliminary Plat
3. Application Letter
4. City Engineer's Memo

Proposed Development:

Size of Subdivision: 3.6± acres

Number of Lots: One commercial lot

Lot Configuration: The lot is generally rectangular in shape.

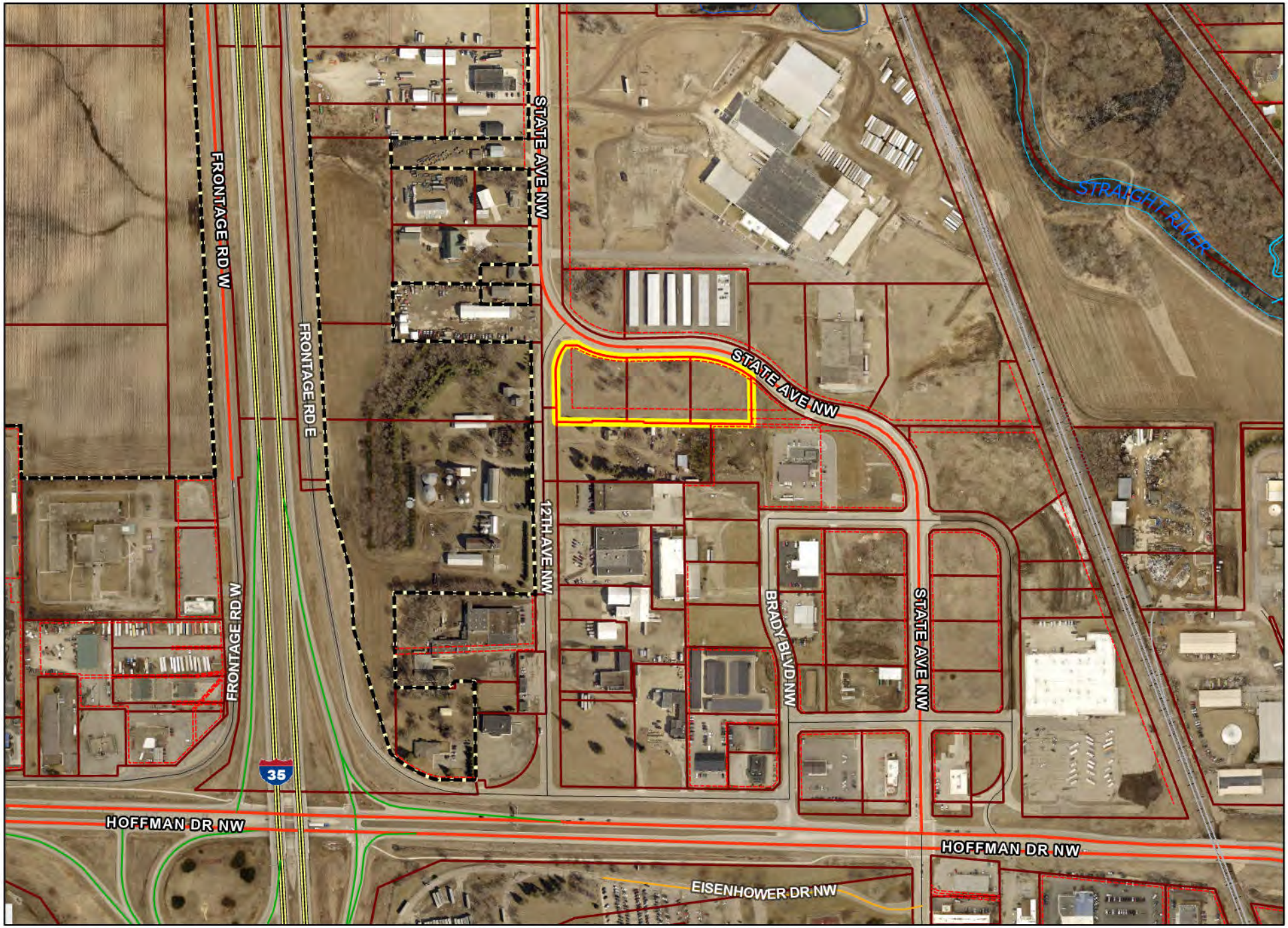
Street Pattern: The street pattern will not change from what exists today.

Services:	Sanitary Sewer and water are available from existing services along State Avenue. There are two services to the west that will not be used with this project.
Timing/Financing of Development:	The applicant is hoping to record the final plat soon and start construction this spring.
Outstanding Assessments:	None
Floodplain:	None
Wetlands:	None
Storm Water Drainage:	The applicant is proposing to construct a pond on the east side of the property that will outlet into the State Avenue storm sewer system.
Easements:	The applicant is accommodating the existing easements on the property and proposing new perimeter easements. There is a 50 foot utility easement on the south side of the lot. There is also a larger utility easement on the west side of the property.
County/MNDOT Review:	The county returned comments that they have none at this time. The property is not adjacent to a MNDOT right of way.

Staff Review:

Staff recommends approval of the final plat of Renneberg Hardwoods Addition with the following conditions:

1) The final plat shall be recorded within 60 days of the approval.
2) A disconnection agreement shall be entered into prior to recording of the plat regarding the remaining water and sewer services.
3) All comments of the City Engineer's memo shall be met.
4) The westerly 55' of the plat shall be designated as a drainage and utility easement.



N

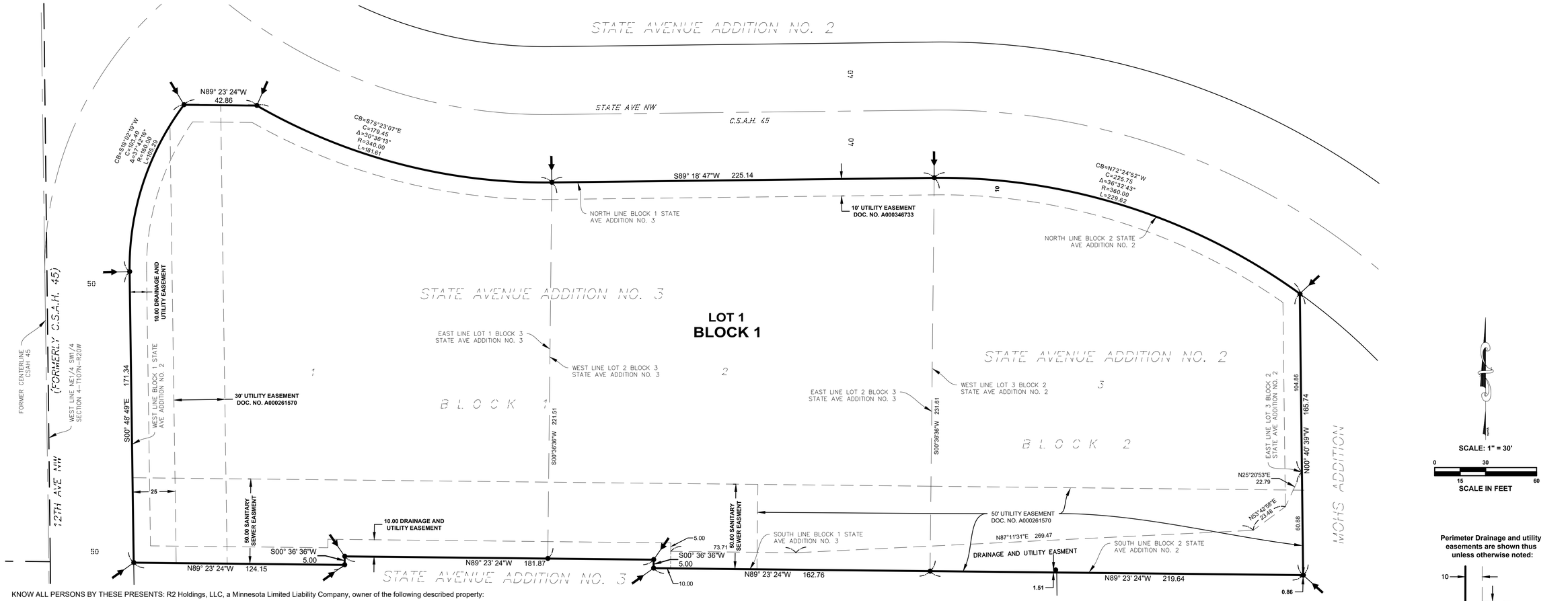
Renneberg Hardwoods Addition
1430 State Avenue NW

1:5,415

Date: 4/8/2025

OFFICIAL PLAT

RENNEBERG HARDWOODS ADDITION



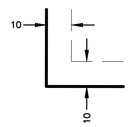
SCALE: 1" = 30'

0 30

15 60

SCALE IN FEET

Perimeter Drainage and utility easements are shown thus unless otherwise noted:



KNOW ALL PERSONS BY THESE PRESENTS: R2 Holdings, LLC, a Minnesota Limited Liability Company, owner of the following described property:

Lots 1 and 2, Block 1, STATE AVENUE ADDITION NO. 3, Steele County, Minnesota

AND

Lot 3, Block 2, STATE AVENUE ADDITION NO 2, Steele County, Minnesota

has caused the same to be surveyed and platted as RENNEBERG HARDWOODS ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created herewith, as shown on this plat.

In witness whereof said R2 Holdings, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this

_____ day of _____ , 20___.

R2 Holdings, LLC, a Minnesota Limited Liability Company

_____

Wesley Renneberg, Member

STATE OF MINNESOTA

This instrument was acknowledged before me this _____ day of _____, 20___ by Wesley Renneberg, Member, of R2 Holdings, LLC, a Minnesota Limited Liability Company.

_____

_____ Notary Public, State of Minnesota

My Commission Expires _____

I, Scott A. Tuchtenhagen, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a true and correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____

Scott A. Tuchtenhagen, Licensed Land Surveyor
Minnesota License No. 52646

STATE OF MINNESOTA
This instrument was acknowledged before me this _____ day of _____, 20___ by Scott A. Tuchtenhagen, a licensed land surveyor.

_____

John Henry Schulte, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

This plat of RENNEBERG HARDWOODS ADDITION was approved and accepted by the City Council of the City of Owatonna, Minnesota at a regular meeting thereof held on the _____day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

_____

Kris M. Busse, City Administrator

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

_____

Scott A. Tuchtenhagen, County Surveyor
Steele County, Minnesota

No delinquent taxes and transfer entered this _____ day of _____, 20___.

_____

Jennifer Mueller, Property Tax and Elections Director
Steele County, Minnesota

I hereby certify that taxes payable for the year 20___ on the land hereinbefore described have been paid this _____day of _____, 20___.

_____

Candi Lemarr, Finance Director
Steele County, Minnesota

Filed in the Office of the County Recorder this _____ day of_____ 2024, at _____O'clock ____M., in Book _____ of Plats,

Page_____, as Document Number_____

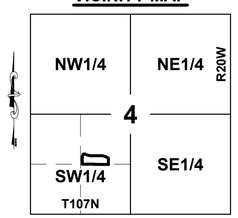
_____

Rick G. Kvien, County Recorder
Steele County, Minnesota

LEGEND

● = Iron monument-Found

VICINITY MAP



Scale: 1"=2000'

REGISTRAR OF TITLES STEELE COUNTY, MINNESOTA

JONES, HAUGH & SMITH
PROFESSIONAL ENGINEERS & LAND SURVEYORS

SHEET NO. 1 OF 1 SHEETS

LEGEND

- 848 = EXISTING ELEVATION CONTOUR LINE
- = Catch Basin
- E = Electric
- = Fire hydrant
- G = Gas Main
- = Guy Anchor
- = Light Pole
- OH = Overhead
- = Power Pole
- RCP = Reinforced Concrete Pipe
- = Telephone Pedestal
- T = Telephone
- W = Water Main

OWNER INFORMATION

R2 HOLDINGS
WESLEY RENNEBERG
PO BOX 188
MENAHGA, MN 56464
800-950-8553
KEVINA@RENNEBERGCOMPANIES.COM

LAND SURVEYOR

JONES HAUGH, & SMITH, INC.
SCOTT A. TUCHTENHAGEN
415 WEST NORTH STREET
OWATONNA, MN 55060
507-451-4598
SCOTTT@JHSENG.COM

ZONING

EXISTING ZONE: B-2 COMMERCIAL BUSINESS
PROPOSED ZONE: B-2 COMMERCIAL BUSINESS

SETBACKS:
ZONE: 30'
REAR: 20'
SIDE: 10'

EXISTING LEGAL DESCRIPTION

LOTS 1-2, BLOCK 1, STATE AVENUE ADDITION NO. 3

AND

LOT 3, BLOCK 2, STATE AVENUE ADDITION NO. 2

UTILITIES NOTE:

WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES SHOWN PER OPU DIGITAL RECORDS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott A. Tuchtenhagen, L.S. No. 52646 Date: 4/1/25

30 0 30
HORIZ. SCALE FEET
DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION
-	-	-	-

JONES HAUGH SMITH
Engineers + Surveyors
415 West North Street Owatonna, MN 507-451-4598

DESIGNED: JHS5
DRAWN: JHS5
CHECKED: SAT
Date: 4/1/25
DWG: 25-1017

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
John H. Schulte V
License No. 44639 Date: 4/1/25

PRELIMINARY PLAT
RENNEBERG HARDWOODS ADDITION
L1-2 B1 STATE AVE NO. 3 & L3 B2 STATE AVE NO. 2
EXISTING CONDITIONS

SHEET 1 OF 3

LEGEND

- —848— = EXISTING ELEVATION CONTOUR LINE
- = Catch Basin
- E = Electric
- = Fire hydrant
- G = Gas Main
- = Guy Anchor
- = Light Pole
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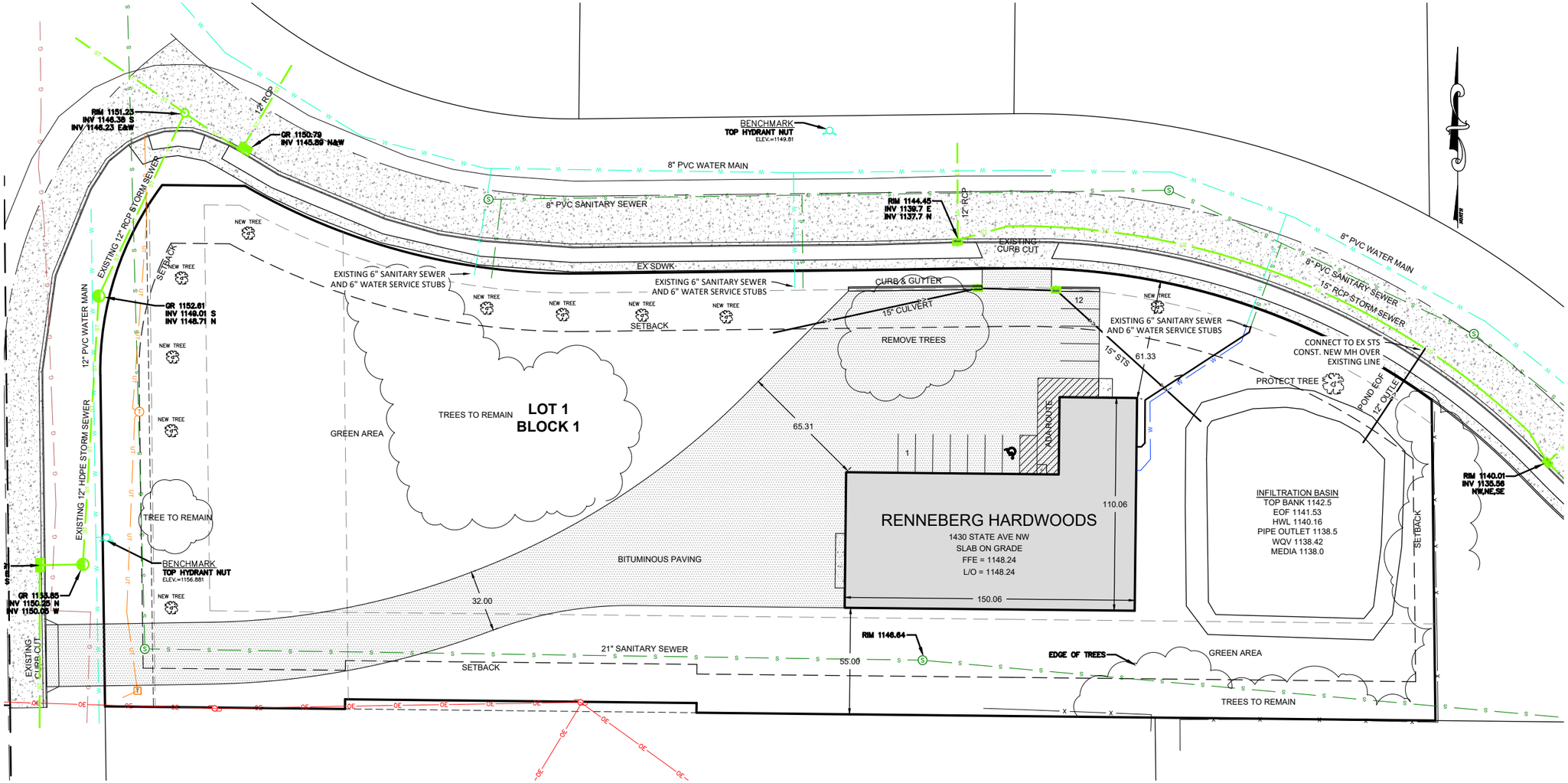

PARKING CALCULATION

BUILDING SIZE = 12124 SF, WAREHOUSE USE
REQUIRED STALLS = 8 + 1 PER 500 SF OR 8 + 1 PER 2 EMPLOYEES
OWNER INTENDS 8 EMPLOYEES

8 + 8/2 = 12 STALLS

12 STALLS SHOWN INCLUDING 1 ADA STALL WITH VAN SPACE.

UTILITIES NOTE:

WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES SHOWN PER OPU DIGITAL RECORDS

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-	-	-	-

JONES HAUGH SMITH
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415 West North Street Owatonna, MN 507-451-4598

DESIGNED: JHS5
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CHECKED: SAT
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John H. Schulte V
License No. 44639 Date: 4/1/25

PRELIMINARY PLAT
RENNEBERG HARDWOODS ADDITION
L1–2 B1 STATE AVE NO. 3 & L3 B2 STATE AVE NO. 2
SITE PLAN

SHEET 2 OF 3

LEGEND

- 848 = EXISTING ELEVATION CONTOUR LINE
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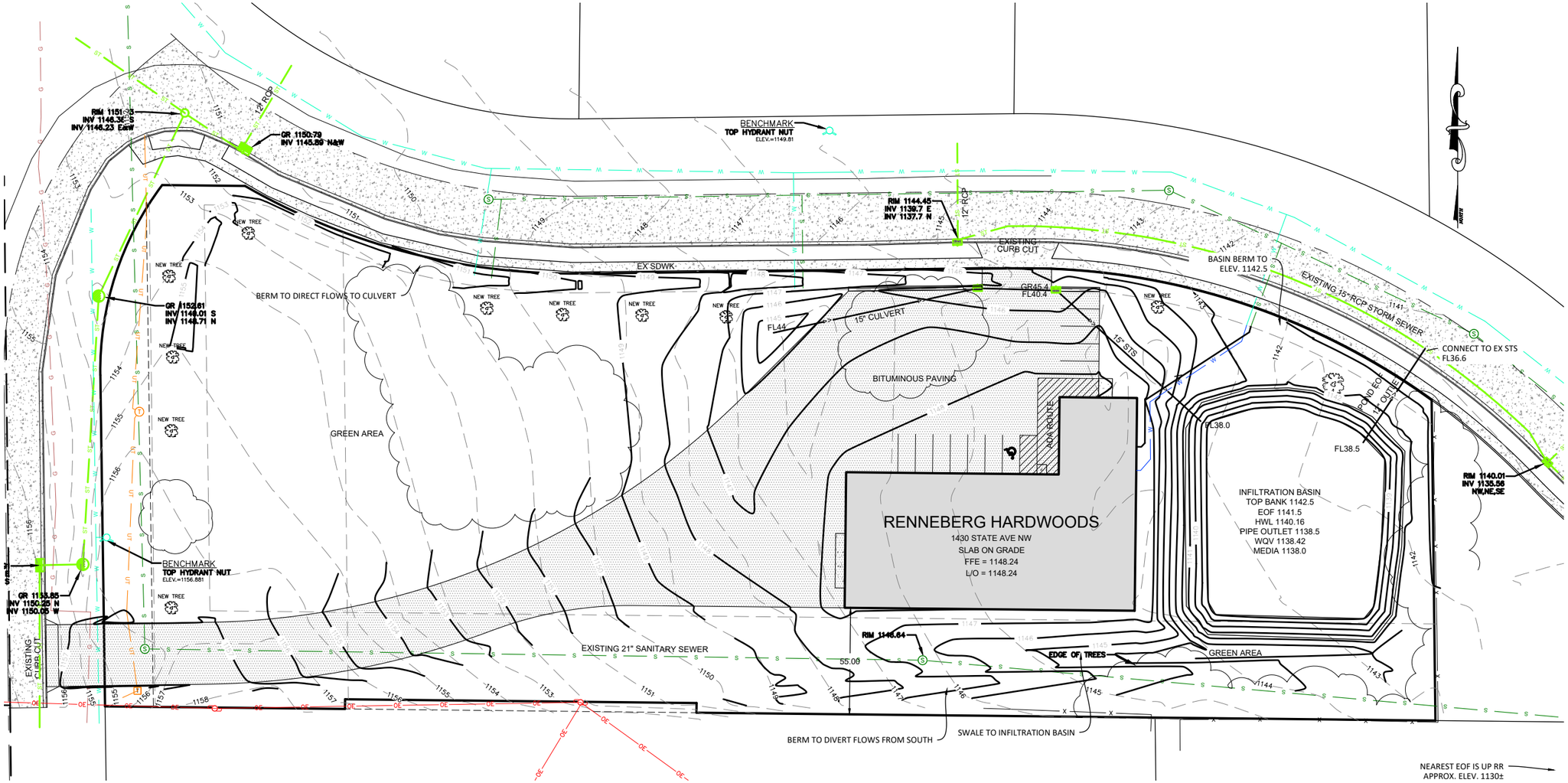

GENERAL STORMWATER NOTES:

SITE AREA:	3.6 AC
EXISTING IMPERVIOUS SURFACE:	0.0 AC
PROPOSED IMPERVIOUS SURFACE:	1.07 AC
FUTURE IMPERVIOUS SURFACE:	0.0 AC

PEAK STORMWATER FLOWS LEAVING SITE (CFS):

12TH AVE NW

	2-YEAR	10-YEAR	100-YEAR
EXISTING	0.25	0.51	1.09
DESIGN	0.25	0.51	1.09

STATE AVE NW

	2-YEAR	10-YEAR	100-YEAR
EXISTING	0.53	2.59	9.01
BASIN	0.14	1.13	4.26
DIRECT OFFSITE	0.05	0.25	0.87
DES. TOTAL	0.19	1.38	5.13

UTILITIES NOTE:

WATER MAIN, NATURAL GAS, AND ELECTRIC FACILITIES SHOWN PER OPU DIGITAL RECORDS

30 0 30
HORIZ. SCALE FEET

DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION
-	-	-	-

JONES HAUGH SMITH
Engineers + Surveyors
415 West North Street Owatonna, MN 507-451-4598

DESIGNED: JHS5
DRAWN: JHS5
CHECKED: SAT
Date: 4/1/25
DWG: 25-1017

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
John H. Schulte V
License No. 44639 Date: 4/1/25

PRELIMINARY PLAT
RENNEBERG HARDWOODS ADDITION
L1-2 B1 STATE AVE NO. 3 & L3 B2 STATE AVE NO. 2
GRADING PLAN

SHEET 3 OF 3

Renneberg Hardwoods Inc.
11773 State Highway 87 West
Menahga, MN 56464
Kevina@rennebergcompanies.com
218-252-0925
2/12/2025

Mayor Matt Jessop
City of Owatonna MN
Council Members Doug Boss, Dan Boeke, Dave Burbank, Nathan Dotson, Kevin P. Raney, Don McCann, Brent Svenby
540 W Hills Circle
Owatonna, MN 55060

Subject: Request for Plat Approval – Renneberg Hardwoods Addition

Dear Mayor Jessop and City Council Members,

I am writing to formally request approval for the platting of Renneberg Hardwoods Addition, located at Lots 1 and 2, Block 1, State Avenue Addition No. 3, Steele County, Minnesota. Lot 3 Block 2, State Avenue Addition No. 2, Steele County, Minnesota. Our intent is to build a hardwood lumber/sheetgoods sales warehouse in accordance with the city's planning and zoning regulations.

We appreciate your time and consideration of this request and look forward to working with the city to complete this process efficiently. Please let us know if you need additional information.

Thank you for your time and service to our community. I look forward to your response.

Sincerely,

Kevin Anderson
Vice President of Special Projects
Renneberg Hardwoods Inc.

CITY OF OWATONNA

Public Works Department

Date: 04/18/2025
Project: Renneberg Hardwoods Addition
Preliminary Plat Application #: PP-25-1

Staff Review Comments:

Engineering

1. Access to sanitary interceptor manholes shall be provided at all times. Design shall incorporate measures to ensure no illicit discharges or clear water enters the sanitary collection system.
2. Utility permit with Steele county is required for storm sewer connection proposed in Steele County right of way and inspected by City Engineering Department.
3. Unused sanitary and water services may remain conditioned on the owner executing a waiver with the city and Owatonna public utilities accepting maintenance responsibilities and any futures costs for removal.
4. Driveway aprons shall be concrete.
5. Label soil boring locations corresponding to Geotechnical Report boring log.
6. Several design features are present on the existing conditions plan.

Stormwater

7. All construction drawings, plans, reports, and documentation used to obtain the City Grading Permit shall be prepared in accordance with the most recent design standards, checklists, and guidance documents.
    a. Applicant is responsible to self-review and ensure the submissions are prepared and conform with these standards.
8. All development is subject to the items listed in this review document and the following provisions:
    a. City of Owatonna Stormwater Management Code 52.00.
    b. City of Owatonna Grading Permit and associated design requirements.
    c. Minnesota Pollution Control Agency (MPCA) NPDES/SDS MS4 Permit MNR040000 post construction stormwater management criteria.
    d. MPCA NPDES/SDS Construction Stormwater General Permit MNR100001.
    e. MN Stormwater Manual recommendations and guidance.
9. All existing and proposed utilities within 150 feet shall be clearly labeled with grades, size, material, and dimensions.
10. All existing and proposed contours shall be shown to a minimum of 150 feet into adjacent properties.
11. All critical elevations shall be provided including:
    a. Emergency overflow elevations, locations, directions, and routing for the development shall be shown in the preliminary plat.
    b. 100-yr HWL for all low areas and areas of ponding water.
    c. Elevations of nearby structure low openings.
    d. Spot/control elevations and slope percent for all swales, ditches, and drainage paths.
12. Stormwater BMPs shall be designed to meet all applicable requirements for development:
    a. Attenuation of peak discharge rates for (Atlas 14) 2-yr, 10-yr, and 100-yr 24-hr rain events.

b. Onsite treatment of required water quality volume calculated as an instantaneous volume of 1" times the new and fully reconstructed impervious surface areas.
c. Structure details, cross sections, etc. for storm sewer and treatment system shall include accurate and specific elevation data.

13. Infiltration basin shall provide pretreatment per MN Stormwater Manual recommendations and Pretreatment Tool.
14. Infiltration testing shall be provided prior to installation of basin per MN Stormwater Manual requirements.
15. Proposed infiltration basin is located in an active karst region and additional testing may be required to ensure infiltration is viable.
    a. Further geotechnical investigation for the infiltration basin areas may be required. The applicant shall revisit the soil borings and Geotechnical Report with a qualified professional prior to construction of the system and examine suitability to infiltrate in an area mapped as active karst.
    b. This may require deeper soil boring exploration.
16. All permanent stormwater facilities require a Stormwater Facility Maintenance Agreement signed by the property owner and executed with the City.
17. The City will record the easement/agreement document with the County Recorder's office.
18. All permanent stormwater facilities require a site-specific Operations, Inspections, and Maintenance Plan.
    a. This includes the property owner's plan to fund the future maintenance costs.
19. All grading permit termination requirements shall be met including:
    a. Payment of any outstanding fees, fines, or penalties related to the construction project.
    b. Submission of SWPPP Self-inspection records and project completion photographs.
    c. Final topographic survey, As-built, and updated Record Drawing will be required. The record drawing and as-built information shall be submitted as .pdf and GIS compatible format that includes geospatial reference data (CAD or shapefile is acceptable).
    d. Submission of the Engineer's Certification of Stormwater Compliance form.
20. Applicant shall provide documentation that the infiltration facility performs as designed.
    a. Time and date stamped photographs to show that the infiltration facility drains dry within 48 hours after a natural precipitation event approximately equivalent to the design storm.
    b. Time and date stamped photographs showing that the infiltration facility drains dry within 48 hours after the practice is filled with water from an alternative supply.
    c. Double ring infiltrometer tests, permeameter, or similar instrument.

Please provide a written response to each review item in this document. Include the applicant's comments in distinct text color along with each comment provided by the City. All plan revisions shall be summarized, signed, and dated accordingly. When uploading new plans, the submission date shall be included in the title. It is the responsibility of your project team to review each City standard applicable to this project for inclusion and accuracy in submitted documents, plans, drawings, and application details.

Sean Murphy, PE
Director of Public Works and City Engineer

DATE: May 8, 2025

TO: Planning Commission

FROM: Community Development Dept. – Greg Kruschke

SUBJECT: 2025 Election of Officers

Purpose:

The Planning Commission is required by their By-Laws to annually elect a President and a Vice-President at their first meeting after May 1. Last year the Commission elected Kelly Rooks to serve as President and Rachel Springer Gasner to serve as Vice – President. The Planning Commission does not have any term limits with regards to its elected officers.

Action Required:

Elect a President and Vice-President for the next year.