



PLANNING COMMISSION MEETING

Tuesday, May 27, 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

1.a. Planning Commission Agenda - May 27, 2025

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

3. Approval of Last Meeting Minutes

3.a. Planning Commission Minutes - May 13, 2025

4. Public Hearings

4.a. VAR-20, a request by DWTJC Properties, LLC, a request for two variances related to hard surfacing and curbing with a 0' setback for the property located at 1164 Frontage Road West

5. Downtown Parking Committee Requests

5.a. None

6. Other Business

6.a. Updates on Previous Items

7. Next Meeting - June 10, 2025

8. Adjournment

Owatonna Planning Commission Agenda

Tuesday, May 27, 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 May 13, 2025 meeting
2. Public Hearings
 - A. VAR-20, a request by DWTJC Properties, LLC, a request for two variances related to hard surfacing and curbing with a 0' setback for the property located at 1164 Frontage Road W.
3. Downtown Parking Committee Requests
 - None
4. Other Business
 - A. Updates on Previous Items
5. Next Meeting – June 10, 2025
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR MAY 13, 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 Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, and Nick Peake. Commissioners Dave Effertz and Mark Wilson were absent. Community Development Manager Greg Kruschke and Senior Administrative Technician Kristen Kopp were also present.

A motion was made by Springer-Gasner and seconded by Peake to approve the minutes of the regular meeting of April 22, 2025. All Commissioners voting Aye, the motion carried.

Preliminary Plat of Mineral Springs Estates, which is a 82.72± acre tract of land zoned PUD, Planned Unit Development, by Prairie LaSalle Partners / Chad Lange, Festal Farms and located east of St. Paul Road and north of Lee Street NE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) He said that there is a letter from Steele County Soil and Water Conservation District. This was originally approved in 2023, but there are some questions on Wetland 8. Widseth has the information and will be in contact with Soil and Water. Everything is in compliance with the PUD. Public hearing opened at 5:38 pm. Craig Britton with Widseth was present representing Prairie LaSalle. He said they have approved the staff comments are in agreement with all seven conditions. They will address the wetland. Wetland 8 is outside of the grading limits, but they will clarify that with Soil and Water. Public hearing closed at 5:40 pm. Eickhoff said that it's great this project is going again and is a welcomed thing for the City. A motion was made by Springer-Gasner and seconded by Eickhoff to recommend City Council approval of this preliminary plat of Mineral Springs Estates with the following conditions:

- 1) The final plat shall be recorded within 60 days of the 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 prior to the final plat approval.
- 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.

All Commissioners voting Aye, the motion carried.

Preliminary & Final Plat of KEG Addition, which is a 0.52± acre tract land zoned of R-1, Single Family Residential District, by KEG Investments LLC and located at 2025 Edgewood Drive NE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) He said a letter submitted by Mr. Will Natzel was included in their packet. Public hearing opened at 5:44 pm. Mr. Wil Natzel, 1560 Woodlawn Avenue, said that he is a fifth-generation Owatonna resident and his grandparents are the original developers of the Echo Heights neighborhood. It was planned as a semi-rural development. He said his concerns in general are that there was originally an easement that was 15' and that is being shrunk to 10'. There is a Jaguar Metronet line that is not on the map. He said he presently lives in the neighborhood, directly to the south is his parents' vineyard. There has been very little outreach from the developer other than this hearing. He said that he's sure it will come back up when the outlot is replatted. Most of the homes are not 90s style homes. They were originally built for his grandparents' friends and families. He said that he built the bike rack outside the building and at the library. His job is public art and architecture and design.

Even the extent of this preliminary plat should show more information. Public hearing closed at 5:48 pm. Eickhoff wanted clarification on the plat being incomplete. Kruschke said that their code is very antiquated. A lot of that information is not required like lot owners, but the grading information is required. We deem this plat complete. Eickhoff asked if they're not platting it to build on, why are they doing it now. Kruschke said their goal was to move that interior lot line and it required platting. The code requires this to be platted because it had not been platted before. It's really a title check making sure everything lines up. It's cleaning up a lot of what is existing on this lot. If both of these lots had been platted, there is an administrative process where they could have slid that lot line over 15 feet. Springer-Gasner asked about development covenants. Kruschke said that the City does not enforce private covenants. Eickhoff said he appreciated Mr. Natzel's concerns. A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of this preliminary and final plat of KEG Addition with the following conditions:

- 1) The final plat shall be recorded within 60 days of the approval of the final plat.
- 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 final 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.

All Commissioners voting Aye, the motion carried.

Final 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.) A motion was made by Peake and seconded by Eickhoff to recommend City Council approval of this 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.

All Commissioners voting Aye, the motion carried.

Election of Officers: A motion was made by Eickhoff and seconded by Springer-Gasner to nominate Kelly Rooks as Chairperson. All Commissioners voting Aye, the motion carried. A motion was made by Springer-Gasner and seconded by Rooks to nominate Nick Peake as Vice Chairperson. All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on previous items. The Council approved the preliminary plat of Renneberg Hardwoods as well as the utility disconnection. The RFP for the Zoning and subdivision code update is out with a deadline of May 29 with the goal of selecting someone by mid-June for budget reasons.

There will be a variance request at the May 27 meeting. They would like to pave up to the property line.

A motion was made by Springer-Gasner and seconded by Peake to adjourn the meeting at 6:00 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager