

OWATONNA PLANNING COMMISSION MINUTES FOR FEBRUARY 10, 2026

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, Rachel Springer-Gasner, John Eickhoff, Mark Wilson, Nick Peake, Dave Effertz, and Jim Joachim. Community Development Manager Greg Kruschke, Planning Specialist Emma Bransford, and Senior Administrative Technician Kristen Kopp were also present.

A motion was made by Joachim and seconded by Wilson to approve the minutes of regular meeting of November 12, 2025. All Commissioners voting Aye, the motion carried.

Application VAR-24, which is a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a setback variance to allow a 20-foot front yard setback where a 30-foot setback is required and a 10-foot rear yard setback where a 20-foot rear yard setback is required for the properties located at 141 Allan Avenue SW and 690 Mound Street SW, was presented by Planning Specialist Emma Bransford. (Refer to report on file.)

Preliminary and Final Plat of Mound Addition, which is a 0.61± acre tract of land zoned B-2 Community Business District, owned by Wayne Fett, Mega Load Properties, LLC and Apex Pro Leasing, LLC, and located at 141 Allan Avenue SE and 690 Mound Street SW, was presented by Planning Specialist Emma Bransford. (Refer to report on file.)

Public hearing for VAR-24 and the Preliminary and Final Plat of Mound Addition opened at 5:36 pm. No comments were made regarding this request. Public hearing closed at 5:37 pm. Joachim said this is cleaning up the lots. Eickhoff said he didn't have any issues with it.

A motion was made by Eickhoff and seconded by Effertz to recommend City Council approval of VAR-24 to allow a 20-foot front yard setback where a 30-foot setback is required and a 10-foot rear yard setback where a 20-foot rear yard setback is required with the following condition:

- 1) No building alterations shall be made that causes further encroachment into the setbacks on either lot.

All Commissioners voting Aye, the motion carried.

A motion was made by Joachim and seconded by Springer-Gasner to recommend City Council approval of the preliminary and final plat of Mound Addition with the following conditions:

- 1) The final plat shall be recorded 60 days of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) Apex Pro Leasing, LLC and Mega Load Properties, LLC must enter into a shared parking agreement between Lot 1 and Lot 2 of Mound Addition. The parking agreement must be recorded with the final plat.
- 4) Approval of Application VAR-24 regarding building setbacks.

All Commissioners voting Aye, the motion carried.

Application VAR-23, which is a request by Scott Tuchtenhagen of Jones, Haugh, and Smith, on behalf of Wayne Fett, for a sign variance to allow for an off-premise sign in the B-2 District, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) Public hearing opened at 5:40 pm. No comments were made regarding this request. Public hearing closed at 5:41 pm. A motion was made by Eickhoff and seconded by Effertz to recommend City Council approval of VAR-23 to allow for an off-premise sign in the B-2 district with the following conditions:

- 1) The sign shall require a building permit.
- 2) No additional freestanding signs shall be permitted on either side of the subject properties.
- 3) All temporary signage shall comply with Section 153.08 (D) of the subject property.

All Commissioners voting Aye, the motion carried.

Mojra Hauenstein and Derek Olinger from Bolton and Menk gave an update on the Zoning and Subdivision Ordinance Process. Olinger gave an update on sidewalks and street widths, asking Commissioners for input. Hauenstein gave an update on the timeline process. She said that the next workshop will be in April with a community open house in the spring.

Community Development Manager Greg Kruschke presented the monthly Building Permit updates. There are a couple new houses to start the year. In 2025 we ended with 15 new houses, which was more than 2024.

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

A motion was made by Joachim and seconded by Peake to adjourn the meeting at 6:14 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager