

OWATONNA PLANNING COMMISSION MINUTES FOR DECEMBER 9, 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, John Eickhoff, Mark Wilson, Nick Peake, and Jim Joachim. Commissioners absent: Dave Effertz and Rachel Springer-Gasner. 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 Peake to approve the minutes of regular meeting of November 12, 2025. All Commissioners voting Aye, the motion carried.

VACA-25-1, a Petition by John Schulte, Jones, Haugh, and Smith, on behalf of Stadheim Properties of Owatonna and Redline Development to vacate a portion of Walnut Avenue, Vine Street West, and a Public Alley at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

VACA-25-2, a Petition by John Schulte, Jones, Haugh, and Smith, on behalf of Stadheim Properties of Owatonna and Redline Development to vacate a blanket sanitary sewer easement in the project area at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Preliminary and Final Plat of STAMO Addition, which is a 3.43± acre tract of land zoned B-3 Central Business District, owned by Stadheim Properties of Owatonna and Redline Development, and located at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Application VAR-22, a request by John Schulte, Jones, Haugh, and Smith, on behalf of Stadheim Properties of Owatonna and Redline Development for a parking variance to allow 93 off-street parking stalls were 118 off-site parking stalls are required at 120 Oak Avenue North was presented by Community Development Manager Greg Kruschke. (Refer to report on file.)

Kruschke said there have been two sets of public comments, including a letter from Krissa Whipps, owner of the Firestone lot, who formally opposes the Right of Way Vacation. The Commissioners received a copy of her letter dated December 2, 2025 (on file). Kruschke said the developer and his team have been working with Ms. Whipps and he said he believes they have addressed her concerns. She also had concerns about access during construction. Kruschke said with the other property around there, they should have access. He said that an access plan is being developed, with the remaining details dependent on construction timing. Kruschke added the intent is to support them in staying open and continuing to do well. The second comment came from the Chamber, who is requesting the street be named Ted G. Ringhofer Lane or TG Ringhofer Lane, as “Ringhofer Lane” is too vague. He said if we are going to change it, we would like to file the plat accordingly.

Public hearing for these four related requests opened at 5:46 pm. John Schulte said they have no issues with the TG Ringhofer drive if it is allowed. He said this project is basically the same as Ascend, although a bit more complicated. It will be a big improvement. Public hearing closed at 5:48 pm.

Wilson asked what the Ringhofer street was named before. Kruschke said the street sign said Ted G. Ringhofer, although it may not have been formally dedicated. Peake asked if the entrance to Bridge Street

would be an entrance and exit as well and if there were any concerns. Kruschke said that will remain an exit and right turn only. With this project, we are just going to the connection to Bridge Street. Rooks asked about the parking stall requirements. She asked if the tenants will always have access to non-timed lots. Kruschke said that not every tenant will be able to be inside, but that is something we don't necessarily get into. The City does not allocate public parking stalls. Right now everything down there is 48 hour. We'll leave the 48 hour now and come back to talk about that in the future. Peake said the upper lot will also serve the commercial space. Kruschke said that upper lot is for the entire building. Kruschke said along with the vacation of Walnut Avenue, there is some swapping of small areas as well as the parking lot next to Firestone. The City Council will have to approve those sales. Joachim asked about the double line north of Firestone. Kruschke said that that is what the County has as a tax parcel. Eickhoff asked about the Firestone concerns. Kruschke said they have been working through her concerns and thought they were addressed.

A motion was made by Eickhoff and seconded by Joachim to recommend City Council approval of the vacation request to vacate a portion of Walnut Avenue, a portion of an Alley, and a portion of Vine Street West as described in the report with the following conditions:

- 1) Vacation is contingent upon approval and recording of STAMO Addition.

All Commissioners voting Aye, the motion carried.

A motion was made by Eickhoff and seconded by Peake to recommend City Council approval of the vacation of a blanket sanitary sewer easement in the project area as described in the report with the following conditions:

- 1) Vacation is contingent upon approval and recording of STAMO Addition.

All Commissioners voting Aye, the motion carried.

A motion was made by Joachim and seconded by Eickhoff to recommend City Council approval of the preliminary and final plat of STAMO Addition with the following conditions:

- 1) The final plat shall be recorded within 60 days of the approval.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) Steele County shall approve the access on Oak Avenue.
- 4) The plat is contingent upon VACA-25-1 and VACA-25-2 being approved.
- 5) A land development agreement shall be recorded with the final plat.
- 6) A FEMA Elevation certificate shall be provided for the building prior to a Certificate of Occupancy being issued.
- 7) Consent to plats shall be provided for all mortgages on the properties.
- 8) City property shall be deeded to Stadheim Properties prior to recording of the plat.
- 9) A fire hydrant in the vicinity of the SW corner of building should be provided.
- 10) All conditions of the City Engineer's memo shall be met.

All Commissioners voting Aye, the motion carried.

A motion was made by Peake and seconded by Eickhoff to recommend City Council approval of the variance request VAR-22 to allow 93 off-street parking stalls where 118 off-site parking stalls are required, based on the findings in the report. All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave the Commissioners the 2026 Meeting Calendar.

Community Development Manager Greg Kruschke presented the monthly Building Permit updates. He said as of the end of November, we have issued 15 house permits.

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

Moir Hauenstein and Dylan Edwards from Bolton and Menk gave an update on the Zoning and Subdivision Ordinance Process. The Commissioners participated in a mapping activity and also reviewed the Table of Uses.

A motion was made by Joachim and seconded by Eickhoff to adjourn the meeting at 7:28 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

Dec. 2, 2025

RE: Easement Vacation, Abbotts Addition, Block 2 Lot 1, 102 Oak Ave. N, Owatonna, MN 55060
ABBOTTS BLK.2 E 220.06' OF S83 LOT 1 ABBOTTS

Attn: Greg Kruschke, Community Development Manager

Dear Greg,

I am informing you I am opposing the Petition of Redline Development, the City of Owatonna asking to Vacate the Easement on this property which belongs to me.

This the driveway that Firestone (which has been a successful business in Owatonna for 60 years) needs to be able to get vehicles into their shop for repair.

As I mentioned in a email to you on November, 28, 2025 this driveway was just repaired and re-sealed due to years of snow dumping by both the business and the City of Owatonna

I am the legal owner of this property and am hereby informing you of my opposition of this request of Vacating the Easement on my property.

I am planning on attending the scheduled Public Hearing on Tuesday, December 9th, 2025 at 5:30 pm

Thank you!



Krissa Whipps
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