

OWATONNA PLANNING COMMISSION MINUTES FOR AUGUST 26, 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 Spring-Gasner, Kelly Rooks, 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 Eickhoff and seconded by Joachim to approve the minutes of regular meeting of July 22, 2025. All Commissioners voting Aye, the motion carried.

CUP-22, a request by John Schulte of Jones Haugh & Smith and Robert Seykora of Rocon on behalf of Larry Schultz of LSO Farms for a conditional use permit to construct an accessory warehouse building on the subject property located at 3510 Park Drive NW, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) The public hearing opened at 5:33 pm. John Schulte was present representing Larry Schultz and Bob Seykora. He said they are working on the final location of the ADA stalls and route. Public hearing closed at 5:35 pm. Joachim asked if this is intended to be used as storage by Larry Schultz. Bransford said that is correct. A motion was made by Effertz and seconded by Wilson to recommend City Council approval of CUP-22, a request to construct an accessory warehouse building on the subject property located at 3510 Park Drive NW with the following conditions:

- 1) The accessory warehouse shall be used solely for purposes as allowed in accordance with applicable zoning and building code regulations.
- 2) Photometrics plans to be submitted and approved prior to the issuance of a building permit.
- 3) Landscaping plan to be submitted and approved prior to the issuance of a building permit including two trees along Park Drive to meet code requirements.
- 4) All items in the City Engineer's Memo dated August 12, 2025, must be adhered to.

All Commissioners voting Aye, the motion carried.

Preliminary and Final Plat of Culligan Addition, which is a 1.08± acre tract of land zoned B-3, Central Business District, requested by John Schulte V, Jones Haugh & Smith, owned by Culligan Ultrapure, and located at 110 Fremont Street W was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:38 pm. Randy Balauskys, who owns the duplexes to the west side of the plat (513 Oak Avenue North), said that he has some concerns about the proposed warehouse. He said he wants to know how this rezoning will affect his properties and wondered if the entire block is being rezoned. He said it could create inconsistencies. He asked if the City upgrades utilities or drainage systems, will they, as owners, be assessed for the cost. He asked about future charges and whether this will trigger increased utility fees. He requested a breakdown of costs if that occurs. He asked about setbacks and said that it could affect the privacy and aesthetics of his property. He would like a clarification on the type of building it will be. He said he is concerned about water runoff, asked if there was a stormwater management plan, and said that he would like a copy of it. Another concern is property damage during construction and he said he would like a preconstruction survey. He said he was concerned about his retaining wall. He wanted to know what will be stored in the building, why this location was chosen, and where this operation was previously located. He said he would like to see a traffic impact study and wondered what type of vehicles would be in and out. He would like a copy of their operation hours and noise mitigation strategies. He said he would like to protect the quality of life as it would impact the privacy and noise of the area. He said he would like to know the impact to his rental license. He said that the luxury

apartments down the street are already impacting his rental fees. He said he would also like a full site plan and an environmental impact study. He submitted a formal letter of objection to the project. (Refer to letter on file.) Sallie Newbowers, 136 Fremont Street West, said will affect both the east and the north side of her property. She said that it doesn't look like they did anything with her property in the survey but the retaining wall on the west side of the future warehouse goes the full way from Front Street to Fremont Street. She said that her house and driveway does not show on the survey. She said she doesn't know how this will affect their house and wondered if they would expect them to take anything down so that they can have an egress. When they took down the house on the property where they plan to build the warehouse, they just buried it. When they go to level it, how much will they have to level it and what will they find? Public hearing closed at 5:48 pm. Kruschke said that the request before us is a plat of the property and not for the building, though it is shown on this plat. He recommended the neighbors talk to the property owner. He said this request is just formalizing the boundaries of the property. As far as any variances with the boundaries, those come from the survey and have to match. The first step to any future building was combining these lots. At this time we are formalizing boundaries. Utility and access issues will be reviewed at the time of the building permit. There are no rezoning requests at this time, so anything that happens in this district has to be permitted in a B-3, Central Business District. Eickhoff said that the boundaries were concerning and asked if there was any way to bring that to the City Attorney. Kruschke said that they can certainly have that conversation. The boundary comes from the title work that has been purchased by the owner over time. We don't deal with that a lot, but do see those situations come up. Any challenges to the title are above us and go through real estate court. Eickhoff said that the concerns are legitimate but we are just addressing the boundaries. A motion was made by Eickhoff and seconded by Effertz to recommend City Council approval of the preliminary and final plat of Culligan 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.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on the Zoning and Subdivision Ordinance Process. He said that there is a meeting at 6:00 pm on Tuesday, September 9 with City Council and the consultant. There are no public hearings, though.

Community Development Manager Greg Kruschke gave an update on previous items. He noted that Building Permit reports are back. He said that the requests on Mineral Springs Estates should be approved at the next City Council meeting on September 2.

A motion was made by Joachim and seconded by Springer-Gasner to adjourn the meeting at 5:55 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager