

OWATONNA PLANNING COMMISSION MINUTES FOR JULY 22, 2025

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Crandall Center – Chambers with Vice Chairperson Nick Peake conducting the meeting. Present at roll call were Commissioners John Eickhoff, Rachel Spring-Gasner, Mark Wilson, Nick Peake, and Jim Joachim. Commissioner Kelly Rooks and Dave Effertz were absent. Community Development Manager Greg Kruschke, Planning Specialist Emma Bransford, and Senior Administrative Technician Kristen Kopp were also present.

A motion was made by Wilson and seconded by Joachim to approve the minutes of regular meeting of July 8, 2025. All Commissioners voting Aye, the motion carried.

CUP-21, a request by Brent Kaslow of Capital General Contracting, Chris Behne of Prime Garage Door & More, and B3 Contracting LLC for a conditional use permit to construct a Mini Storage Facility on the subject property located at 1980 Austin Road SE, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) The public hearing opened at 5:34 pm. Brent Kaslow was present and said he is happy to answer any questions and is looking forward to working with everyone. The public hearing closed at 5:35 pm. Eickhoff asked for clarification regarding commercial use. Bransford asked if he was referring to commercial motor vehicle storage. It is something that would be allowed if all applicable building requirements are in place. Kaslow said that is not the intention of the request. A motion was made by Eickhoff and seconded by Springer-Gasner to recommend City Council approval of CUP-21, a request to construct a Mini Storage on the subject property located at 1980 Austin Road SE with the following conditions:

- 1) Photometrics plan to be submitted and approved prior to the issuance of a building permit.
- 2) Individual storage units shall be under 5,000 square feet in floor area.
- 3) The sole permitted use of all units shall be storage. No commercial business operations shall be permitted.
- 4) All signs shall obtain the necessary permits and comply with B-2 zoning standards.
- 5) All items in the City Engineer's Memo dated July 11, 2025, must be adhered to.

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 one-page handout from the consultant in the Commissioners' packet. There will be a work session / kick-off meeting on September 9 at 6:00 pm. That is a regular meeting night and that meeting is scheduled from 6:00 to 7:00 pm. The website is live as of this morning.

Community Development Manager Greg Kruschke gave an update on previous items. He said the car wash was approved by the City Council, and they are still negotiating the development agreement with Mineral Springs Estates. That will hopefully be going to City Council the first meeting in August.

He said that November 11 is Veterans Day, so the meeting is moved to Wednesday, November 12.

A motion was made by Joachim and seconded by Eickhoff to adjourn the meeting at 5:39 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager