# OWATONNA PLANNING COMMISSION MINUTES FOR JULY 8, 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, Dave Effertz, and Jim Joachim. Commissioner Kelly Rooks was absent. 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 June 24, 2025. All Commissioners voting Aye, the motion carried.

CUP-20, which is a request by Craig Britton, Widseth, on behalf of Stadheim Properties and Nate Pierson for a conditional use permit to construct Good Day Express Car Wash at 1810 Cedar Avenue South, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) Public hearing opened at 5:34 pm. No comments were made regarding this request. Public hearing closed at 5:35 pm. Joachim asked if there are any free-standing signs. Bransford said that there is one proposed sign on the east side. The public hearing was reopened at 5:36 pm. Anna Lee, who owns the property to the south of the subject property, said this is a great thing, but she wants to understand the impact to the strip mall with the 18th Street SW entrance blocked. Ms. Lee noted that the car wash, set back only 30 feet compared to the strip mall's 150 feet, would block the strip mall's north access to 18th Street SW. She raised concerns about how this would affect access and signage visibility. Bransford said that the City can only require the setbacks in the ordinance to be met, which is 30 feet from the property line. She said that the sign would need to meet the City sign code. Kruschke said that the City can only require what is in our ordinance; we can't require more than that—that is illegal for us to do. Our purview is only our ordinance. Ms. Lee said that the next lot could also potentially have a 30 foot setback. Kruschke said that would be reviewed at the time a building permit is applied for. He said any joint signage would be between property owners. He said that her property still has the same requirements that it has today. Ms. Lee asked about the existing party wall. Bransford said that would be an existing nonconformity and subject to any private party wall agreements. Kruschke added that it would be grandfathered in until changes are made—at that point it would need to come into compliance. Ms. Lee said the car wash would limit access and visibility to the strip mall and hoped there could be a better solution to support the small businesses there. Reopened public hearing closed at 5:46 pm. Eickhoff said Ms. Lee has a valid point. He asked if there was a shared easement that would have to be maintained. Bransford said that the city has no record of an easement. Eickhoff asked if the separate businesses would need to get their own access. Kruschke said that Cedar Avenue is a county road and the County controls the accesses. They have said there will be no other accesses outside of a midpoint access and the existing full access south of Godfathers. As part of the trail project on 18th Street SW, the second access was closed, which was unrelated to this project. He said that the access was closed last week. Ms. Lee asked how this could work better, without a complete block from 18th Street SW. Bransford said that the City Engineer is requiring only one access that lines up with the access to Hy-Vee. Eickhoff said that makes sense to him and has nothing to do with the property—that is something the City decided previously. Joachim said there are currently two driveways off South Cedar and asked if one will be closed at some point in the future. Kruschke said that the County has stated they will allow one in the middle and the other at a time of redevelopment. Joachim asked about the party wall. Darrin Stadheim said that is correct—they will be shoring up and securing what will be the north wall for the existing property at no expense to the property owner. Eickhoff asked about the parking spaces. Bransford said that the code requires 10 spaces, but they have proposed 13 stalls. The spaces also have vacuums for customers as well. A motion was made by Joachim and seconded by Springer-Gasner to recommend City Council approval of CUP-20, a request

to construct Good Day Express Car Wash on the subject property located at 1810 Cedar Avenue South with the following conditions:

1) Photometrics plan to be submitted and approved prior to the issuance of a building permit.
2) A demolition permit shall be obtained prior to the removal of any existing structures.
3) Compliance with all items in the City Engineer's memo dated July 1, 2025.
4) Existing water and sewer service must be used or disconnected from the main.
5) All signs shall obtain the necessary permits and comply with B-2 zoning regulations. Freestanding signs must not encroach into easements and must maintain a five-foot setback from property lines.

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 he included the proposal from Bolton & Menk in the agenda packets. Council approved the contract at the July 1 meeting. He said that they will be talking about the steering committee and whether it will be the Planning Commission or something else. He said that if it is not the Planning Commission, there would be at least a couple members of the Planning Commission on the steering committee. This will be the next big lift for the next year or so. There will be focus groups and online engagement.

Community Development Manager Greg Kruschke gave an update on previous items. He said that the Mineral Springs Estates Plat is hopefully scheduled to go to the July 15 City Council meeting.

Community Development Manager Greg Kruschke welcomed new member Jim Joachim, who will be taking the Ward 5 Planning Commission seat.

The next meeting is July 22 and there will be a conditional use request for mini storage on Austin Road.

A motion was made by Eickhoff and seconded by Effertz to adjourn the meeting at 5:57 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

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Greg Kruschke
Community Development Manager