

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 24, 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, Rachel Spring-Gasner, Mark Wilson, and Nick Peake. Commissioner Dave Effertz 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 Springer-Gasner to approve the minutes of regular meeting of May 27, 2025. All Commissioners voting Aye, the motion carried.

Final Plat of Mineral Springs Estates, which is a 82.72± acre tract of land zoned PUD, Planned Unit Development, by Prairie LaSalle Partners / Chad Lange, Festal Farms and located east of St. Paul Road and north of Lee Street NE, was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) He said that one resident in North Bluffs stopped in with questions. Eickhoff asked about the pool traffic and if anything would be done to control the dust on the temporary dirt road. He said he wanted to make sure that safety would be addressed. Kruschke said as far as access, they are requiring stop signs and other notifications. By the time the construction starts, it will probably be the end of the waterpark season, so they might only overlap a week or two. There are some provisions in the development agreement. As far as dust control, that is a part of the process that goes through Stormwater Management. Eickhoff said overall this is a great project and exciting for the City. A motion was made by Eickhoff and seconded by Wilson to recommend City Council approval of the final plat of Mineral Springs Estates with the following conditions:

- 1) The final plat shall be recorded within 60 days of the date of approval of the final plat.
- 2) The title opinion shall be approved by the City Attorney prior to recording of the final plat.
- 3) The conditions of the PUD shall be adhered to at all times.
- 4) A development agreement shall be recorded along with the final plat.
- 5) The plans shall adhere to the approved wetland delineation and replacement plan as determined by the Soil & Water Conservation District.
- 6) Temporary turn arounds are required to be constructed at all dead-end streets that do not connect immediately as required by fire code.
- 7) All conditions included in the City Engineer's memo dated 5/8/2025 shall be met.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on previous items. As the application was withdrawn at the last Planning Commission meeting, it didn't go to City Council. That project is moving through the building permit process.

Community Development Manager Greg Kruschke introduced new Planning Specialist Emma Bransford. She has been full-time since June 2 and part-time since February.

Community Development Manager Greg Kruschke said that the contract for the Zoning and Subdivision Ordinance Update will be going to City Council on July 1. They will be awarding that contract to Bolton and Menk. There will be a kick-off meeting in mid-July with a kick-off meeting with Planning Commission in August or September. He said if there is anything bothering them, confusing them, or that they really like about the Zoning and Subdivision Ordinance, to let him know.

Community Development Manager Greg Kruschke said that a new Planning Commission member will be appointed on July 1 at City Council and here in July.

A motion was made by Peake and seconded by Springer-Gasner to adjourn the meeting at 5:40 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager