



PLANNING COMMISSION MEETING

Tuesday, April 14, 2026 at 5:30 PM

Council Chambers, City Hall at 540 West Hills Circle

**Roll Call: Meier, Springer-Gasner, Rooks, Eickhoff,
Wilson, Peake, Effertz**

1. Agenda - April 14, 2026

1.a. Planning Commission Agenda - April 14, 2026

2. Roll Call

3. Approval of Last Meeting Minutes

3.a. Approve March 10, 2026 Planning Commission Minutes

4. Public Hearings

4.a. CUP-24 for a minor PUD at 2373 7th Ave NE

4.b. VAR-25 for a curb cut variance at 328 Rose Street E (Applicant requests application to be postponed until April 28, 2026.)

5. Downtown Parking Requests

6. Other Business

6.a. Zoning & Subdivision Ordinance Process

6.b. Building Permit Updates

6.c. Updates on Previous Items

7. Next Meeting - April 28, 2026

8. Adjournment

Owatonna Planning Commission Agenda

Tuesday, April 14, 2026

5:30 PM

****Charles S. Crandall Center at West Hills****

Roll Call: Springer-Gasner, Rooks, Eickhoff, Wilson, Peake, Effertz, Joachim

1. Approve minutes of the March 10, 2026 meeting
2. Public Hearings
 - A) CUP-24 by Valerie and Jason Seath on behalf of Marchwick Industries LLC, requests for a Conditional Use Permit to construct Happy Little Haven as a minor PUD. The proposal is for an overnight retreat designed for small groups, with a focus on crafting and creative activities for the property located at 2373 7th Ave NE.
 - B) Application VAR-25, a request by Robert Seykora, Rocon INC, on behalf of Cedar Valley Services INC, for a curb cut variance to allow a 45-foot drive access for the property located at 328 Rose St E.
3. Downtown Parking Committee Requests

None
4. Other Business
 - A. Zoning & Subdivision Ordinance Process
 - B. Building Permit Updates
 - C. Updates on Previous Items
5. Next Meeting – April 28, 2026
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR MARCH 10, 2026

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, Rachel Springer-Gasner, John Eickhoff, Mark Wilson, Dave Effertz, and Jim Joachim. Commissioner absent: Nick Peake. Community Development Manager Greg Kruschke and Planning Specialist Emma Bransford were also present.

A motion was made by Joachim and seconded by Eickhoff to approve the minutes of regular meeting of February 10, 2026. All Commissioners voting Aye, the motion carried.

Application CUP-23 by Sean Williams, Owatonna Area Business Development Center on behalf of ISD #761, requests for a conditional use permit to construct Rose Street Center outdoor retail space as a minor PUD. The proposal includes eight 10' x 12' sheds, four food truck spaces, and a tent area with seating, in addition to the existing accessory structures on the site, was presented by Planning Specialist Emma Bransford. (Refer to report on file.)

Public hearing for CUP-23 opened at 5:40 Pm. No comments were made regarding the request. The public hearing closed at 5:41 Pm.

Joachim questioned whether all eight shops would match and whether they'd be heated. Bransford confirmed both. Springer-Gasner stated this is a good idea.

A motion was made by Springer-Gasner and seconded by Wilson to recommend City Council approval of CUP-23, a request to construct Rose Street Center on the subject property located at 115 Rose St E on the following conditions:

1. A building permit must be obtained prior to construction.
2. All items in City Engineer's memo must be adhered to.
3. All signs must obtain separate permits per the approved PUD plan.
4. If any exterior lighting changes are made, a photometrics plan must be submitted and approved prior to the issuance of a building permit.
5. ADA-compliant parking is required to be met.
6. All parking spaces must be striped.

All commissioners voting Aye, the motion carried.

[] gave an update on the Zoning and Subdivision Ordinance Process.

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

A motion was made by Springer-Gasner and seconded by Wilson to adjourn the meeting at 6:11 Pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

April 10, 2026

To: Planning Commission

From: Community Development Department

RE: CUP-24 by Valerie and Jason Seath on behalf of Marchwick Industries LLC, requests for a Conditional Use Permit to construct Happy Little Haven as a minor PUD.

Application Review

Applicant: Valerie and Jason Seath

Owner: Marchwick Industries LLC

Location of Property: 2373 7th Ave NE

Zoning Map: R-1, Single Family Residential

Zoning Ordinance: Section § 157.052 states that PUDs are a conditional use permit.

Report Attachments:

1. Location Map
2. Architect Plans
3. Narrative
4. Community Presentation

Proposed Development

- CUP-24 by Valerie and Jason Seath on behalf of Marchwick Industries LLC, requests for a Conditional Use Permit to construct Happy Little Haven as a minor PUD.
- Neighborhood Informational Meeting was held on February 23, 2026.

Site Use and Activities

- Primary Use: Overnight retreat facility accommodating up to 10 guests.
- Typical Activities: Small-group, low-intensity uses such as sewing, quilting, scrapbooking, art classes, business meetings, and team-building sessions.
- Instructional Programming: Limited, seasonal daytime classes, including K-12 activities such as garden club, art classes, and outdoor exploration camp, and kindness camp.
- Host afternoon you-pick flower events up to twice weekly during the warmer months, while also using the space for gardening education and wellness classes.

- Event use: wedding showers, graduation parties, baby showers, blood drives, CPR classes, small-scale craft fair, and space for lessons.
- Because the site is located within a single-family residential neighborhood, it is important to maintain a character consistent with that setting. Events with higher occupancy, such as wedding showers and graduation parties, are conditionally approved to occur no more than once per week to minimize disruptions to the neighborhood from increased attendance to the property.

Operational Overview

- Hours of Operation:
 - 8:00 a.m. – 8:00 p.m.
 - Quiet Hours: 10:00 p.m. – 7:00 a.m. in compliance with City ordinance.
- Overnight Stays: Retreats lasting approximately 3–5 nights per group.

Site Improvements and Design

- The existing structure will be renovated to include:
 - Four bedrooms
 - Kitchen
 - Main gathering area with tables
- The building footprint itself will not be expanded.
- Existing access will remain unchanged.
- Existing parking lot to remain with 14 parking stalls.
- Occupancy load: The event occupant load noted in the conditions is calculated based on 14 parking stalls, multiplied by three occupants per stall, and rounded up to 50. Any expansion of the parking lot must receive prior approval from the city.
- Landscaping will remain the same with plans for future enhancements.
- Outdoor patio and seating area is proposed on the east side of the building to be enclosed by a 6-foot wooden fence.
- Any substantial changes to the site will require a revised Conditional Use Permit to allow the city to review the proposed modifications.

Signage

- Existing freestanding sign to be repurposed with updated business identification.
- Proposed wall sign of 36 sq ft.
- Applicant will need to revise wall signage to comply with R-1 district maximum of 32 square feet.

FINDINGS OF FACT

1. The property is zoned R-1 Single Family Residential.
2. Notice was provided to all property owners within 350 feet of the subject property and published in the Owatonna Peoples Press.
3. A public hearing was held at the Planning Commission on April 14, 2026.
4. The request is not detrimental to or will endanger the public health, safety, morals, comfort, or general welfare of the public.
5. The request is compatible with the surrounding area.
6. The proposed use will not cause additional stress to existing traffic patterns, as the site provides adequate parking.
7. The request will not require public services out of the ordinary.

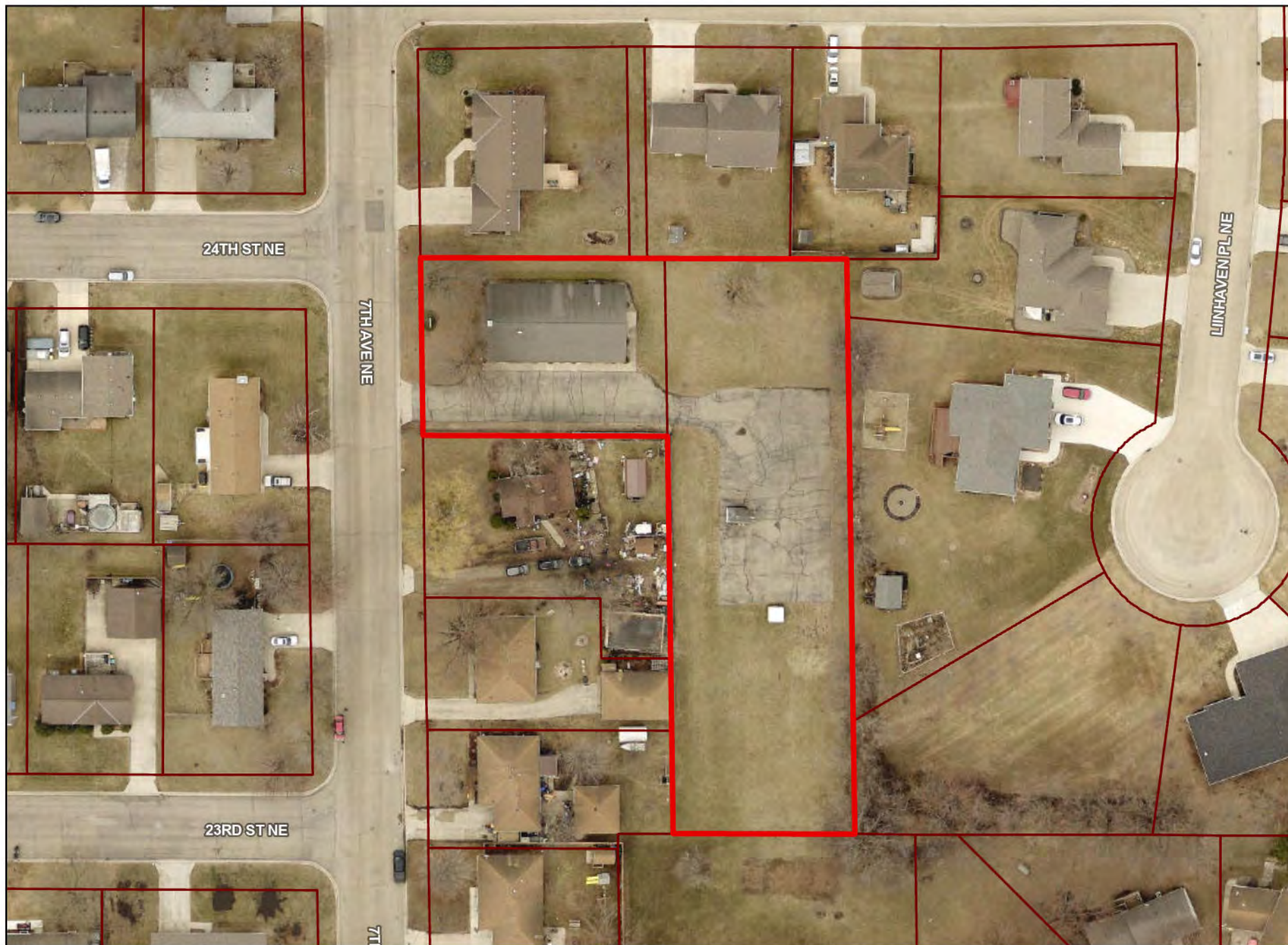
Public Comment

No public comments have been received by staff at the time of this report.

Staff Recommendation

Staff recommends approval of CUP-24, a request to construct Happy Little Haven retreat on the subject property located at 2373 7th Ave NE on the following conditions:

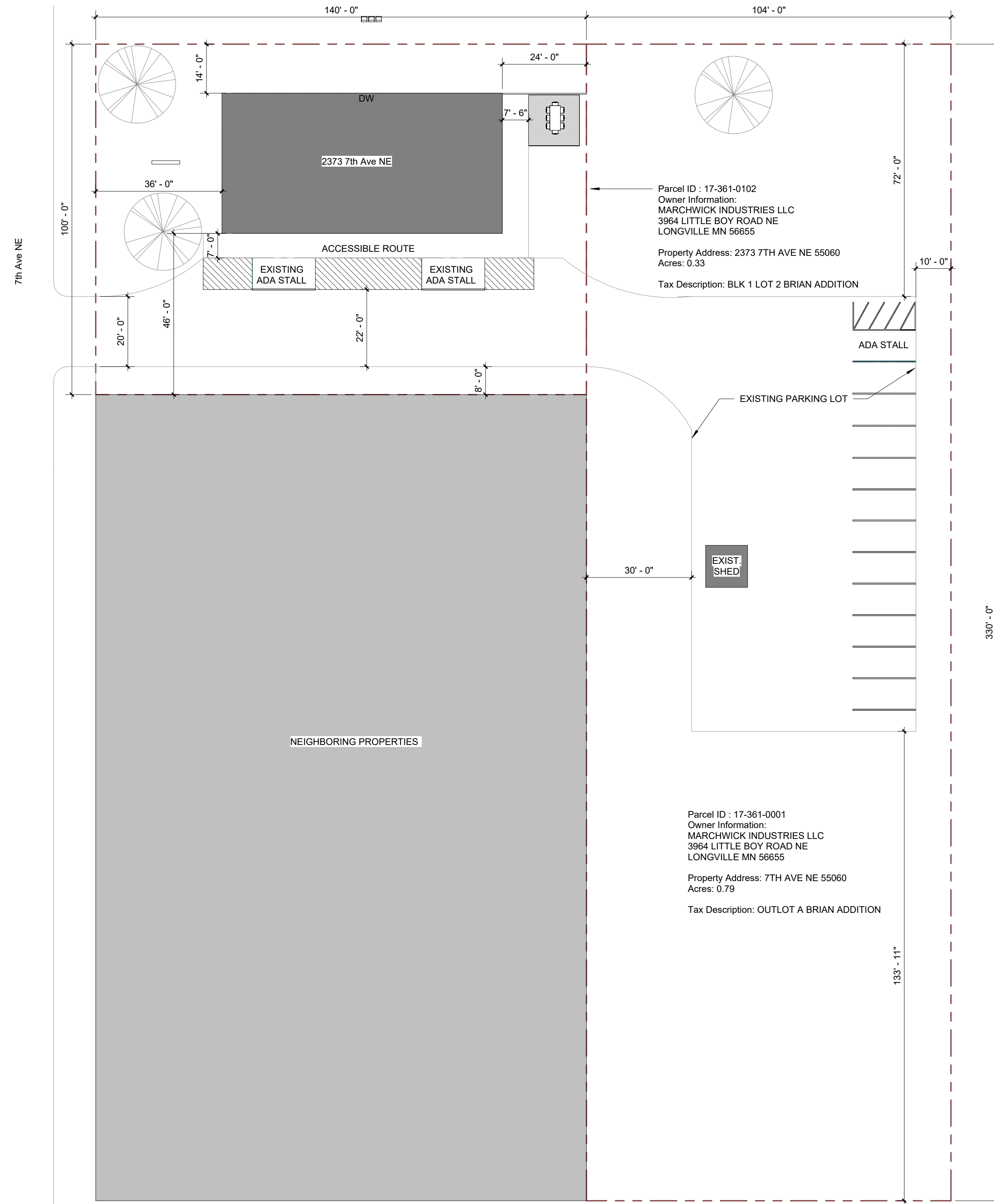
1. All signage must obtain sign permits and comply with R-1 district standards.
2. A building permit must be approved prior to operation.
3. The applicant must obtain and maintain a MN lodging license prior to initiating overnight stays.
4. Overnight occupancy shall be limited to a maximum of 10 guests. Any increase in overnight occupancy, including that resulting from building expansion, shall require city approval.
5. Outdoor activities shall be limited in scale and shall not generate noise or disturbance inconsistent with the surrounding neighborhood.
6. Private social events, including but not limited to parties, celebrations, or receptions, shall be limited to a maximum of 50 occupants at any given time.
7. Only one retreat group, class, or event shall be permitted to operate at any given time.
8. All building codes, fire codes, and occupancy limits must be met at all times.
9. The number of events outside of the primary overnight retreat and class use shall be limited to one per week.



CUP-24 Happy Little Haven Retreat
2373 7th Ave NE

100
Feet

Quilting Retreat Space -
2373 7th Ave NE, Owatonna, MN 55060



PROJECT DESCRIPTION

The project consists of renovating an existing church into a retreat space for quilters. Visitors will stay overnight, not for extended periods, and participate in group quilting activities. The building is one story, approximately 3,200 SF and is currently unoccupied.

- THE PROPOSED PROJECT CONSISTS OF:
- THE ADDITION OF FIRE RATED PARTITION WALLS TO CREATE SLEEPING ROOMS.
 - NEW FIXTURES AND FINISHES.
 - RENOVATION OF EXISTING RESTROOMS TO MEET ADA CODE.
 - THE ADDITION OF TWO SHOWER ROOMS, ONE TO BE ADA COMPLIANT.
 - SPACE IS CURRENTLY, AND WILL BE NOT SPRINKLED.
 - MEP PERMITS PULLED SEPARATELY.

PROJECT TEAM

Owner/Developer: Jason and Val Seath
Ph: 507.380.3575

Architect: Underhill Architects
Michael Gordon
Ph: 651.335.3284

Contractor: T.B.D.

SHEET INDEX

SHEET NUMBER		SHEET NAME	ISSUE 1	ISSUE 2	ISSUE 3
GENERAL INFORMATION					
T1.1	TITLE SHEET		•		
CODE					
AC1.1	ARCHITECTURAL CODE PLAN		•		
LANDSCAPE					
L1.1	LANDSCAPE PLAN		•		
ARCHITECTURAL					
A1.1	FLOOR PLANS		•		
A8.1	ENLARGED PLANS		•		
A10.1	WALL TYPES		•		

PROJECT LOCATION

Vicinity

Site Location

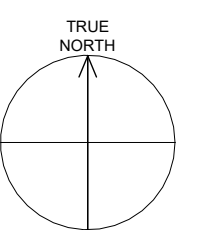


STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

Owatonna Retreat Space
2373 7th Ave NE, Owatonna, MN 55060



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name: Michael Gordon, AIA

Signature: _____

License #: 61389

Date: 02/03/2026

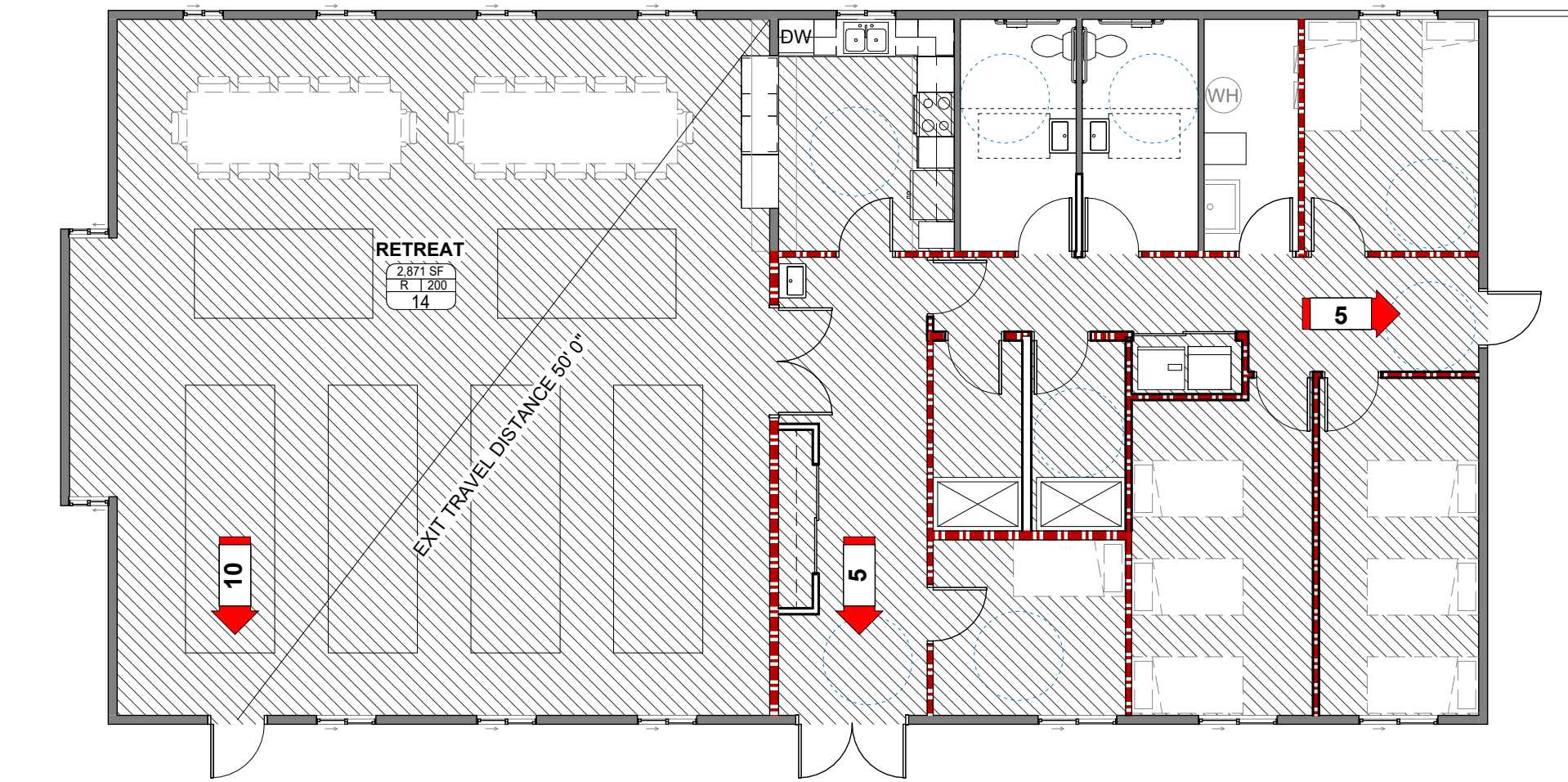
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TITLE SHEET

SHEET TITLE _____

T1.1

SHEET NO.



1
AC1.1 1/8" = 1'-0"

CODE SUMMARY: INTERIOR RENOVATION -
Owatonna Retreat Space
2373 7th Ave NE
Owatonna, MN 55060

The project consists of renovating an existing church into a retreat space for quilters. Visitors will stay overnight, not for extended periods, and participate in group quilting activities. The building is one story, approximately 3,200 SF and is currently unoccupied.

THE PROPOSED PROJECT CONSISTS OF:

- THE ADDITION OF FIRE RATED PARTITION WALLS TO CREATE SLEEPING ROOMS.
- NEW FIXTURES AND FINISHES.
- RENOVATION OF EXISTING RESTROOMS TO MEET ADA CODE.
- THE ADDITION OF TWO SHOWER ROOMS, ONE TO BE ADA COMPLIANT.
- SPACE IS CURRENTLY, AND WILL BE NOT SPRINKLED.
- MEP PERMITS PULLED SEPARATELY.

CODES REFERENCED:

- 2020 International Building Code
- 2020 MN Building code
- 2020 MN Accessibility Code
- 2020 MN Office of Statutes

REQUIREMENT SUMMARY:

OCCUPANCY LOAD CALCULATION: (IBC TABLE TABLE 1004.1.2)
R1 = 200 GROSS SF / OCCUPANTS
2,800 SF/200SF PER OCCUPANT = 14 Occupants Allowed
***Overnight Occupancy will be limited to 10 Occupants.**

CONSTRUCTION TYPE (Chapter 6)
Construction Type (602)
Type VB

TABLE 504.3.ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

Non Sprinkled = 40' allowable height. **The building is ~16' tall and under allowable height.**

TABLE 504.4.ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

Non sprinkled = 2 stories allowed. **The building will remain 1 story in height.**

TABLE 506.2.ALLOWABLE AREA FACTOR

Max allowable area for a non sprinkled R1 occupancy Type VB building is 7,000 SF.

Building is 3,200 SF. Area is allowed.

Per 602.5 Type V. The building meets Type VB construction requirements.

Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Building Element Fire-Resistance Rating Requirement (Table 601)
Building Element Type VB
Primary Structural Frame 0 Hours
Bearing Walls – Exterior 0 Hours
Bearing Walls – Interior 0 Hours
Nonbearing Walls – Exterior See Table 602 See Table 602
Nonbearing Walls – Interior 0 Hours
Floor Construction 0 Hours
Roof Construction 0 Hours
Existing construction assembly meets or exceeds required rating.

Per Chapter 5 Section 509 fire rating is not required for the Laundry Room as it is under 100 square feet. Laundry room is 28 SF.

Per 420.2 and 708.3 separation walls of dwelling units shall be constructed as fire partitions and have a rating not less than 1 hour. All fire partitions to have a 1 hour fire rating.

420.2 Separation walls.

Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

708.3 Fire-resistance rating.

Fire partitions shall have a fire-resistance rating of not less than 1 hour.

Per 1020.1 Corridors shall, shall comply with section 708 and be constructed as fire partitions. Corridor walls to have a rating not less than 1 hour. All corridor walls to have a 1 hour fire rating.

Per 903.2.8 Group R. a fire sprinkler system is not required. The building is 3,200 SF.

An automatic sprinkler system shall be installed throughout all buildings with a Group R fire area in accordance with Section 903.3.

Exceptions:

- 1) A Group R-1, R-2, or combined R-1 and R-2 building where less than 4,500 square feet (418.1 m2) of the building area consists of R-1 fire area, R-2 fire area, or a combination of R-1 and R-2 fire areas.

Per 907.2.8 Group R-1—general. A fire alarm system is not required.

A fire alarm system shall be installed in accordance with Sections 907.2.8.1 through 907.2.8.3 in Group R-1 occupancies.

Exceptions:

A fire alarm system is not required in buildings not over two stories in height where all individual sleeping units and contiguous attic and crawl spaces are separated from each

CODE TAG AND PATTERN LEGEND

CODE DOOR & STAIR TAG

EXIT CAPACITY (# OF
EXIT WIDTH PROVIDED (INCHES)
EXIT WIDTH REQUIRED
EXIT WIDTH USED (# OF OCCUPANTS)

EGRESS WIDTH CALCULATED PER IBC SECTION 1005
FOR SPRINKLERD BUILDING:
0.2 @ STAIRS
015 @ OTHER EGRESS COMPONENTS

NOTE: DOOR WIDTHS REDUCED TO ACCOMMODATE
DOORS IN OPEN POSITION:

- SINGLE DOORS REDUCED BY 3"
- PAIRS OF DOORS (WITHOUT CENTER MULLION) REDUCED BY 4"
- PAIRS OF DOORS (WITH CENTER MULLION) REDUCED BY 6 1/2"

CODE ROOM TAG

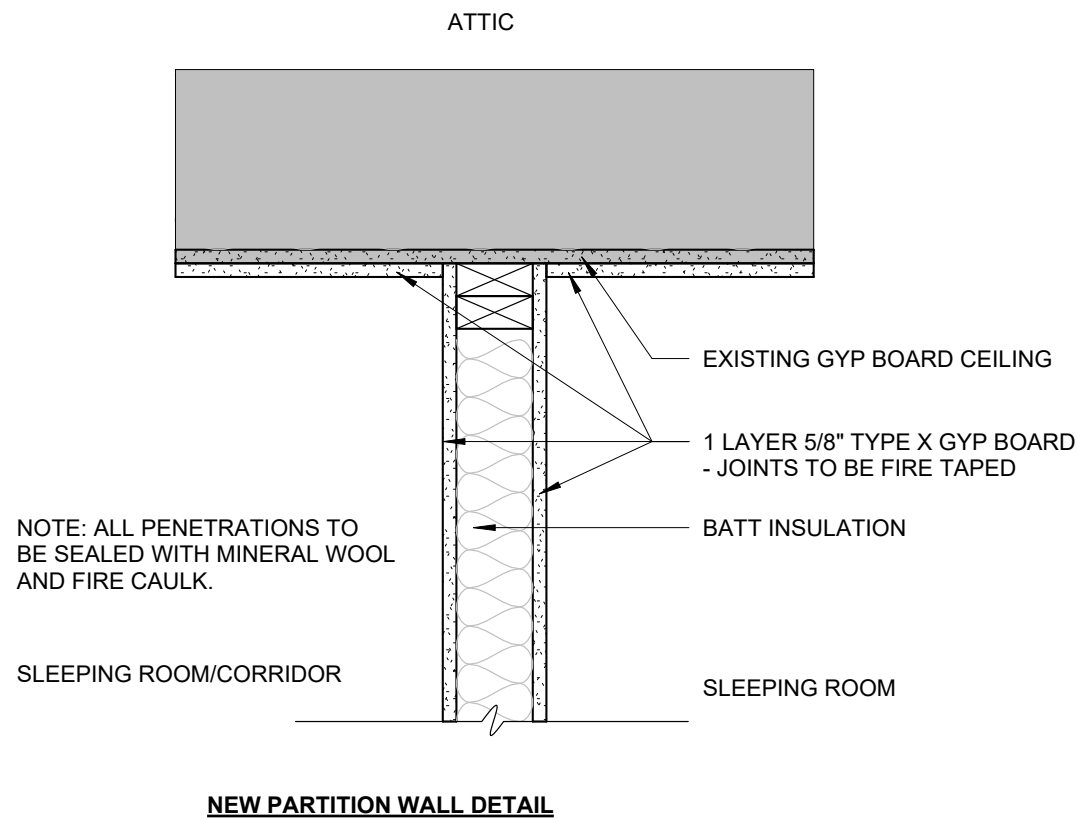
OCCUPAN
CY
GROUP

1,000 SF
R-1
20

AREA
OCCUPANT LOAD
FACTOR
OCCUPANT LOAD

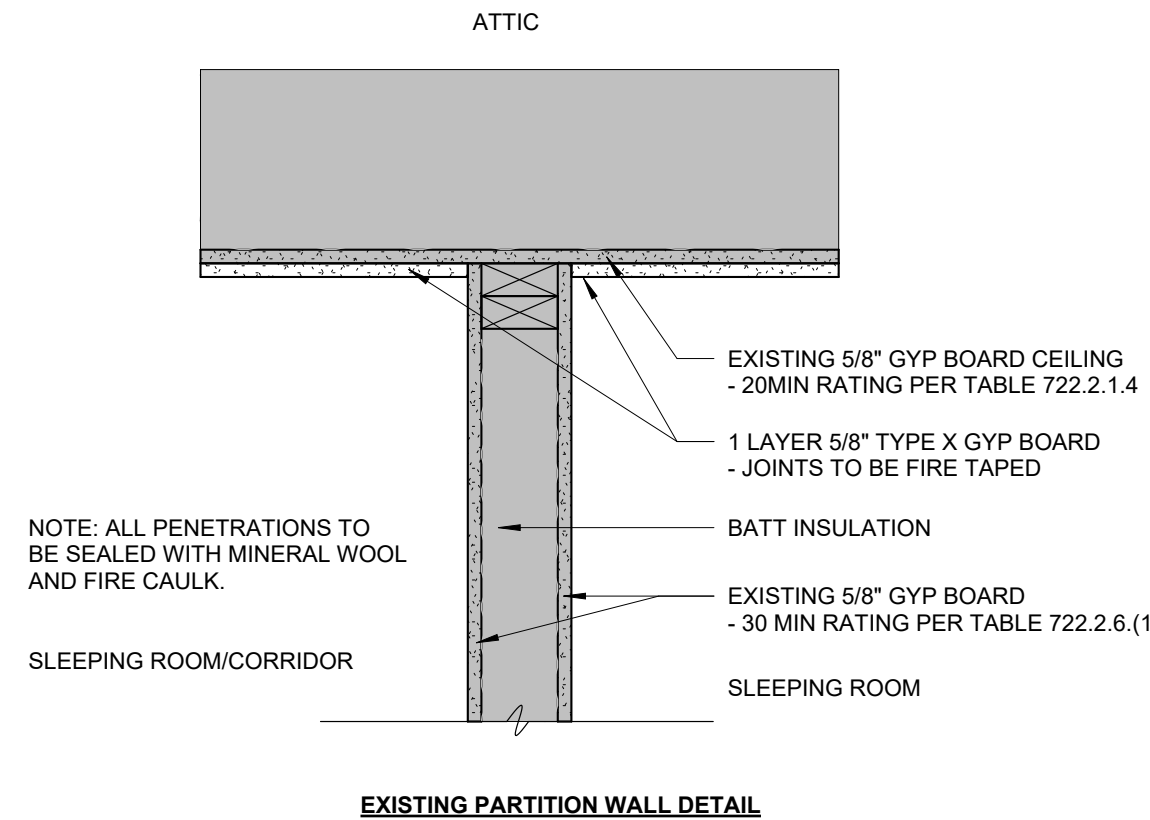
CODE WALL RATING PATTERNS

1 HOUR
2 HOUR
3 HOUR
SMOKE



2
AC1.1 1 1/2" = 1'-0"

SEPARATION DETAILS



other and public or common areas by at least 1-hour fire partitions and each sleeping unit has an exit directly to a public way, exit court or yard.

Buildings containing five or fewer sleeping units shall be allowed to be equipped with approved multiple-station smoke alarms installed as required for Group R-3 Occupancies. Installation shall be in accordance with Section 907.2.10.

Per 907.2.10.1 Group R-1. Smoke Alarms are required in sleeping rooms and all rooms in the path of egress. Alarms to be hardwired with battery backup.

Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1)In sleeping areas.

2)In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

EGRESS REQUIREMENT:

OF EXITS REQUIRED (PER TBL 1006.3.3): 2

OF EXITS PROVIDED: 3

EGRESS WIDTH REQUIRED (SEC 1005.3) 0.2 X 7 = 3.2"

EGRESS WIDTH PROVIDED - DOORS: 3 @ 36" = 36"

(32"MIN DOOR WIDTH REQ'D) 3 @ 36" = 36"

2 32" MEANS OF EGRESS DOOR REQUIRED

3 36" MEANS OF EGRESS DOOR PROVIDED

PLUMBING REQUIREMENTS: Per MN Office of Statutes - Revisors Office 4625.1200

- 2 ADA water closets provided
- 2 ADA lavatories provided
- 1 ADA shower provided
- 1 non ada shower provided

MN Revisors Office: 4625.1200 TOILET REQUIREMENTS.

*Every hotel, motel, and lodging house shall be equipped with adequate and conveniently located water closets for the accommodation of its employees and guests. Water closets, lavatories, and bathtubs or showers shall be available on each floor when not provided in each individual room. **Toilet, lavatory, and bath facilities shall be provided in the ratio of one toilet and one lavatory for every ten occupants, or fraction thereof, and one bathtub or shower for every 20 occupants, or fraction thereof.** Toilet rooms shall be well ventilated by natural or mechanical methods. The doors of all toilet rooms serving the public and employees shall be self-closing. Toilets and bathrooms shall be kept clean and in good repair and shall be well lighted and ventilated. Hand-washing signs shall be posted in each toilet room used by employees. Every resort shall be equipped with adequate and convenient toilet facilities for its employees and guests. If privies are provided they shall be separate buildings and shall be constructed, equipped, and maintained in conformity with the standards of the commissioner and shall be kept clean.*

CHAPTER 29: PLUMBING SYSTEMS (TABLE 2902.1)

PLUMBING FIXTURE CALCULATIONS (MN BUILDING CODE 2015, TABLE 2902.1 & 29.02.2

ARCHITECT

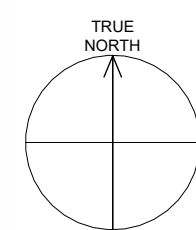
Michael Gordon, AIA
michaelgordon@underhillarchitects.com
651-335-3284

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

Owatonna Retreat Space
2373 7th Ave NE, Owatonna, MN 55060



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name: Michael Gordon, AIA

Signature:

License #: 61389

Date: 02/03/2026

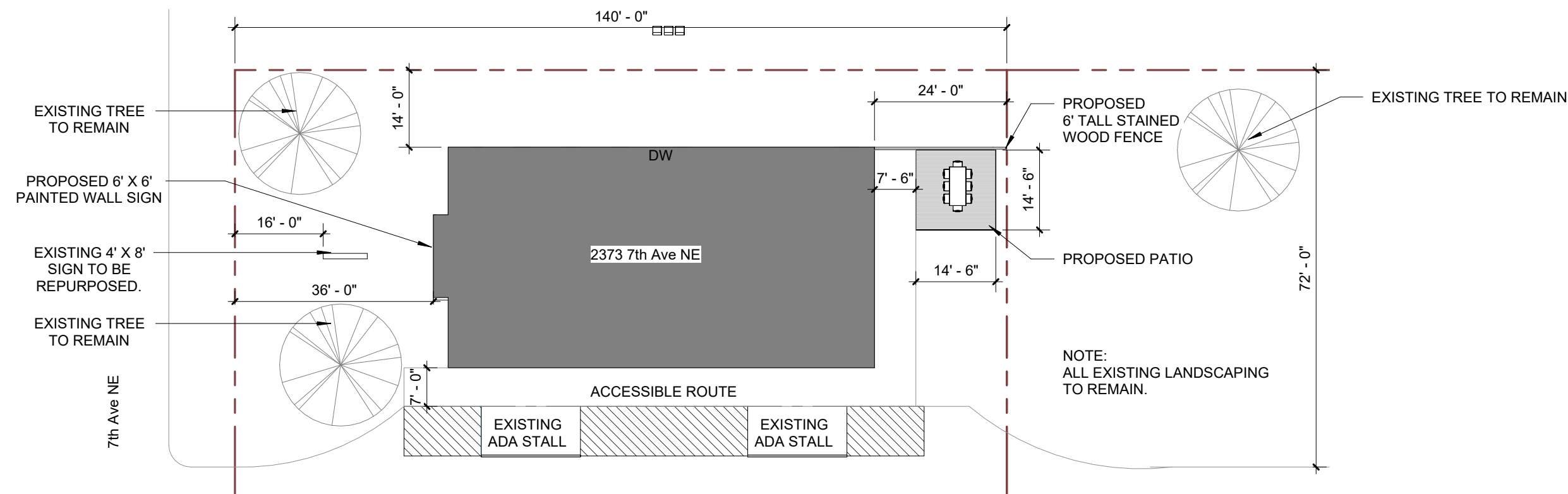
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**ARCHITECTURAL
CODE PLAN**

SHEET TITLE

AC1.1

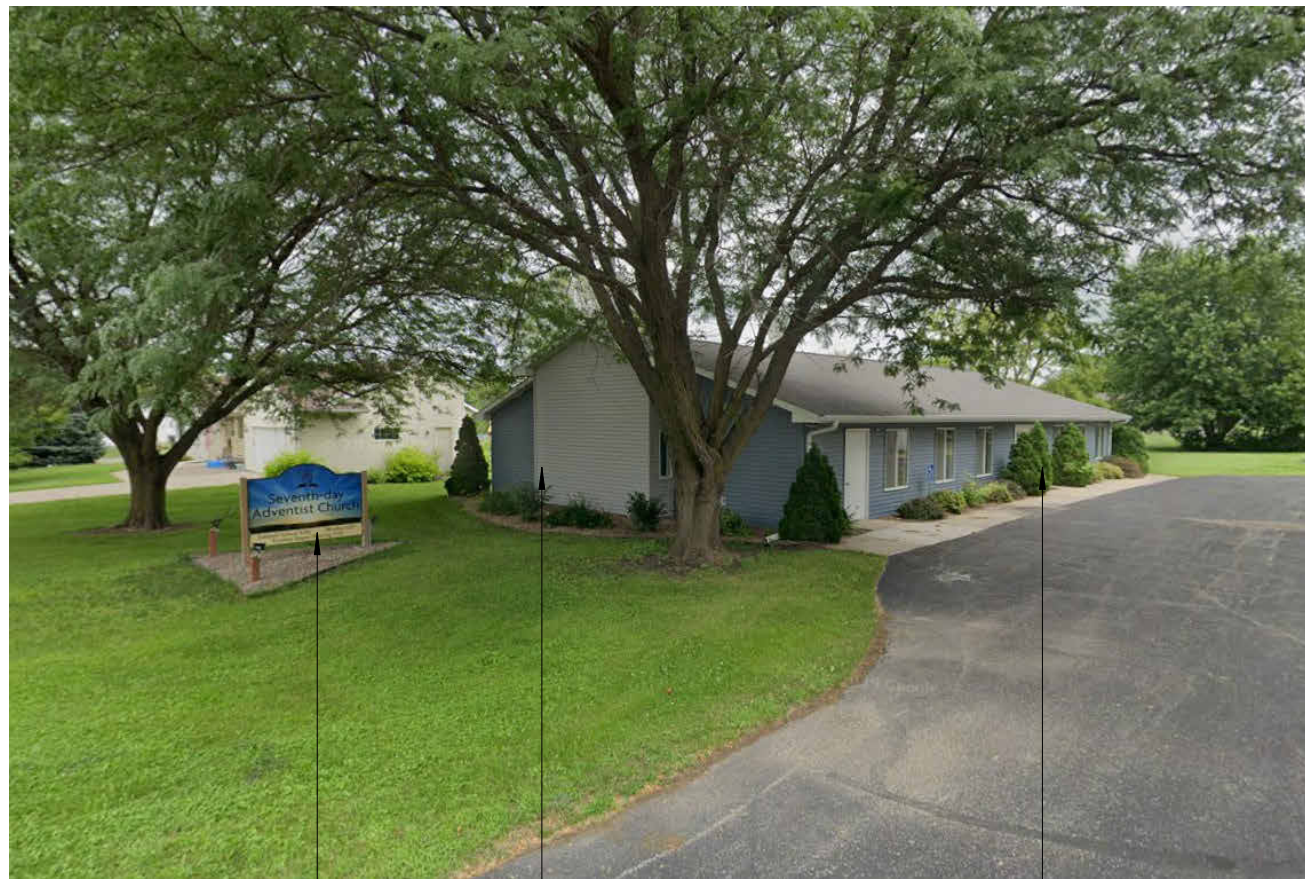
SHEET
NO.



1 LANDSCAPE AND SIGNAGE PLAN
L1.1 1" = 20'-0"



EXISTING PHOTOS



ARCHITECT

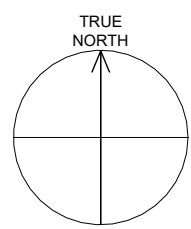
Michael Gordon, AIA
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612-335-3384

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PROJECT:

Owatonna Retreat Space
2373 7th Ave NE, Owatonna, MN 55060



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name: Michael Gordon, AIA

Signature:

License #: 61389

Date: 02/03/2026

ISSUE	DATE
DRAFT	02/03/2026

LANDSCAPE PLAN

SHEET TITLE

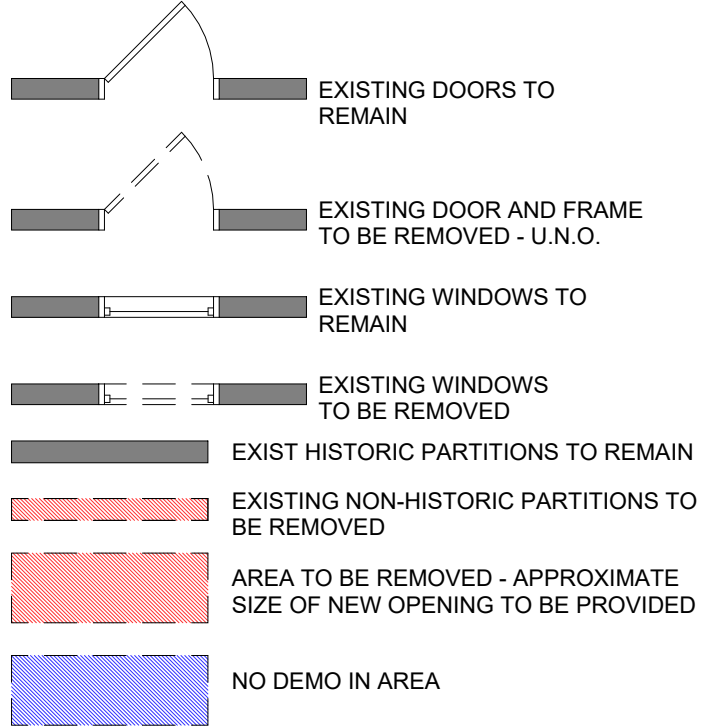
L1.1

SHEET NO.

GENERAL DEMOLITION NOTES

- SEE ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
- DEMOLISH THE FOLLOWING ITEMS **SHOWN DASHED**:
- PARTITIONS, DOORS, CASEWORK, ETC.
- COORD W/ OWNER'S HAZARDOUS MATERIAL ABATEMENT CONTRACTOR FOR SELECTIVE DEMOLITION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE TO ESTABLISH EXISTING CONDITIONS & REQUIREMENTS FOR THE DEMOLITION OF THE BUILDING.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH EXISTING CONDITIONS BEFORE EXECUTING THE WORK.
- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING ALL ORIGINAL STRUCTURE.
- CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AT WINDOW & DOOR OPENINGS.
- SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK ON BUILDING EXTERIOR.
- REMOVE ALL EXISTING BATHROOM FIXTURES, U.N.O.
- CONTRACTOR TO COORDINATE WITH OWNER AMOUNT OF FURNISHINGS TO BE REMOVED PRIOR TO DEMOLITION.
- ANY ORIGINAL FEATURE DISCOVERED DURING DEMOLITION, INCLUDING EXISTING LIGHT FEATURES SHALL BE KEPT AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
- OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL SALVAGED ITEMS. SALVAGED ITEMS SLATED FOR REUSE SHALL BE CLEANED AND/OR REFINISHED TO ORIGINAL CONDITION, UNLESS NOTED OTHERWISE.
- ALL STRUCTURE, EXPOSED OR COVERED, TO REMAIN IN PLACE
- ALL MEP CONNECTIONS AT DEMO AREAS TO BE STUBBED/CAPPED.
- ALL OVERHEAD DUCTWORK WO REMAIN IN PLACE.
- ALL FURNITURE TO BE REMOVED.
- ALL GLUE/ADHEASIVES BENEATH CARPETING TO BE REMOVED.
- ALL SPACES TO BE CLEANED POST DEMO

GENERAL DEMOLITION KEY:



FLOOR PLAN GENERAL NOTES

- SEE SHEET A00-01 FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS.
- SEE CODE COMPLIANCE PLANS G-SERIES FOR LOCATIONS OF FIRE RATED CONSTRUCTION.
- SEE SHEET A40.1 FOR TYPICAL MOUNTING HEIGHTS.
- SEE SHEET A50.1 FOR PARTITION TYPES AND DETAILS. DIMENSIONS ARE FROM GRID TO FACE OF WALL, ROUGH OPENING, MASONRY OPENING OR TO FACE OF STOREFRONT, UNO.
- LOCATE DOORS 5" FROM FACE OF INTERSECTING WALL PARTITION TO INSIDE FACE OF DOOR JAMB, UNO.
- ALL WALLS TO BE C3 2B, UNO.
- PROVIDE FIRE TREATED SOLID WOOD BLOCKING IN PARTITIONS FOR MILLWORK AND WALL ATTACHED ITEMS. COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK PRIOR TO CLOSING WALLS.
- PROVIDE IN-WALL BLOCKING FOR WALL-MOUNTED MONITORS, SHELVING, AND STANDARDS.
- EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL TRIM. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND J-BEADS OR FAST MASK ALONG ENDS OF GYPSUM BOARD.
- INSTALL TEMPERED GLASS WITH NO EXPOSED TONG MARKS. GLASS SHALL HAVE CHAMFERED AND POLISHED EDGES. CUT PRIOR TO TEMPERING TO MAINTAIN TOLERANCES/JOINTS +/- 1/16"
- ALL GYPSUM BOARD WALLS AND CEILINGS IN FOOD PREP AREAS AND TOILET ROOMS SHALL BE WATER RESISTANT.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN FOR OR TO EXISTING CONSTRUCTION PRIOR TO FABRICATION OR NEW CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- WHERE EXISTING CONSTRUCTION WALL OR FINISHES ARE REMOVED, ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED AS NECESSARY TO RECEIVE NEW FINISHES.
- WHERE EXISTING MATERIALS OR SYSTEMS ARE TO BE REUSED IN NEW CONSTRUCTION OR ARE TO REMAIN IN PLACE, PROTECT SUCH MATERIALS AND SYSTEMS SO THAT THEY MAY BE CONTINUED IN OR RETURNED TO NORMAL SERVICES. RESTORE ANY EXISTING WORK DAMAGED BY THE OPERATIONS OF THE CONTRACTOR TO THE LEVEL OF SERVICEABILITY WHICH EXISTED BEFORE THE DAMAGE OCCURRED.
- CONTRACTOR SHALL REPLACE AND/OR PROVIDE NEW FIRESTOPPING AT ALL PENETRATIONS THROUGH EXISTING RATED WALL AND FLOOR/CEILING CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE FIRE RATING. FIELD VERIFY THE EXTENT OF FIRESTOPPING REQUIRED.
- CLEAN AND PREP ALL WALLS THAT ARE TO RECEIVE PAINT.
- PROVIDE CONCRETE INFILL WHERE EXISTING FLOOR TOPPINGS, EQUIPMENT, OR FINISHES HAVE BEEN REMOVED.

CEILING PLAN GENERAL NOTES

- SEE MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION.
- CENTER LIGHT FIXTURES, SMOKE DETECTORS, SPRINKLER HEADS, AND SPEAKERS WITHIN CEILING FINISH. EQUALLY SPACE AND CENTER FIXTURES LOCATED IN GYP BD CEILING.
- CENTER CEILING GRIDS OR PANELS IN SPACES UNO - BOTH DIRECTIONS.
- ALL GYP BD CEILINGS AND SOFFITS TO BE PAINTED PT-2, UNO.
- ALL EXPOSED CEILING TO BE CLEANED AND LEFT UNPAINTED.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES AND RECESS CONDITIONS PRIOR TO ORDERING FIXTURES.
- ALL MECHANICAL GRILLES, DIFFUSERS, ETC SHALL BE PAINTED TO MATCH THE WALL, CEILING OR SOFFITS ON WHICH THEY OCCUR.
- SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF ALL WALL SCONCES.
- CLEAN EXISTING EXPOSED CONCRETE OR CLAY TILE CEILINGS OF DIRT AND DEBRIS.
- ALL RESIDENTIAL UNITS TO RECEIVE MINI-BLIND WINDOW TREATMENTS AS SPECIFIED

GENERAL NOTES - CEILING PLANS

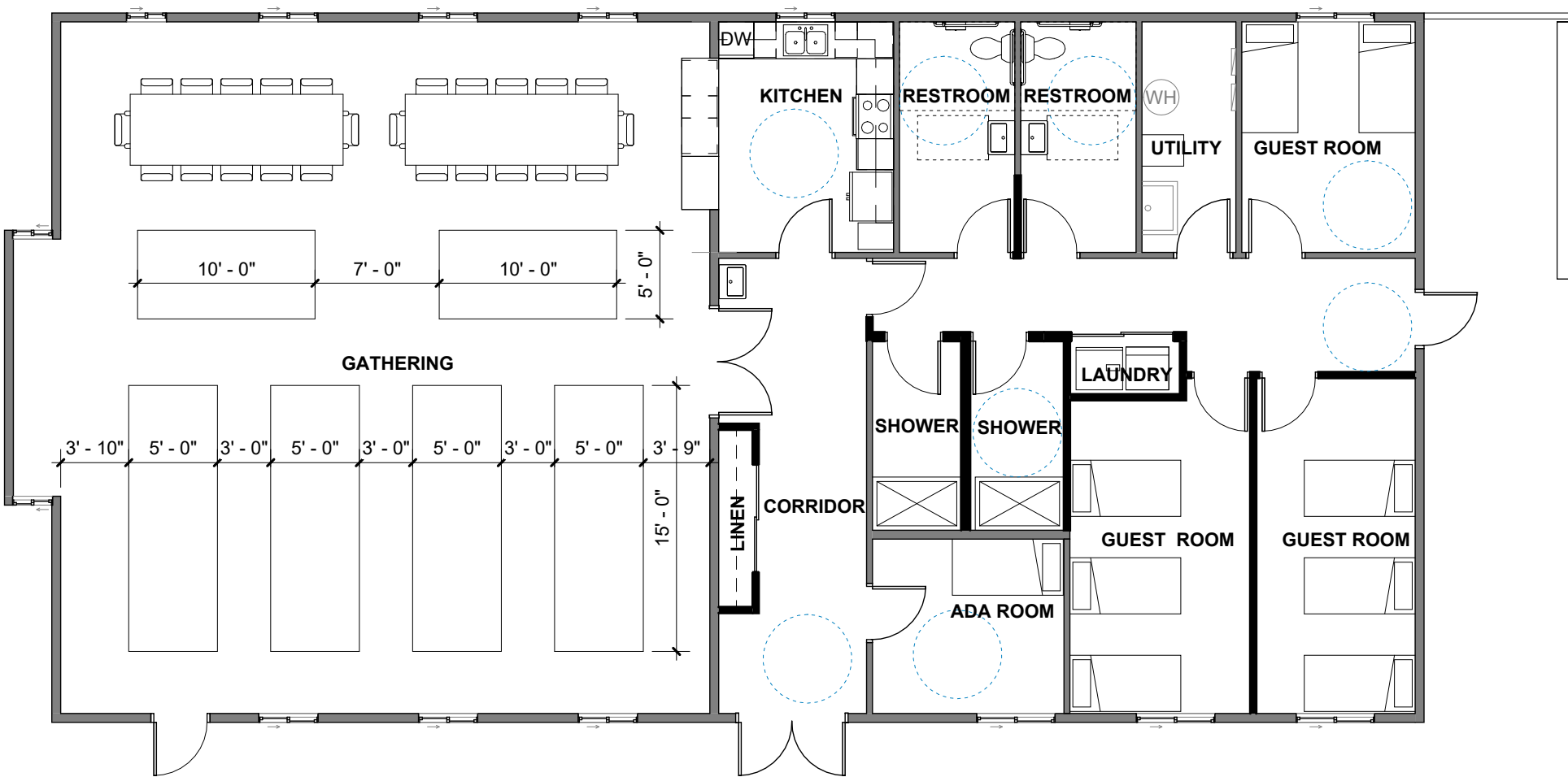
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1/4" = 1'-0"

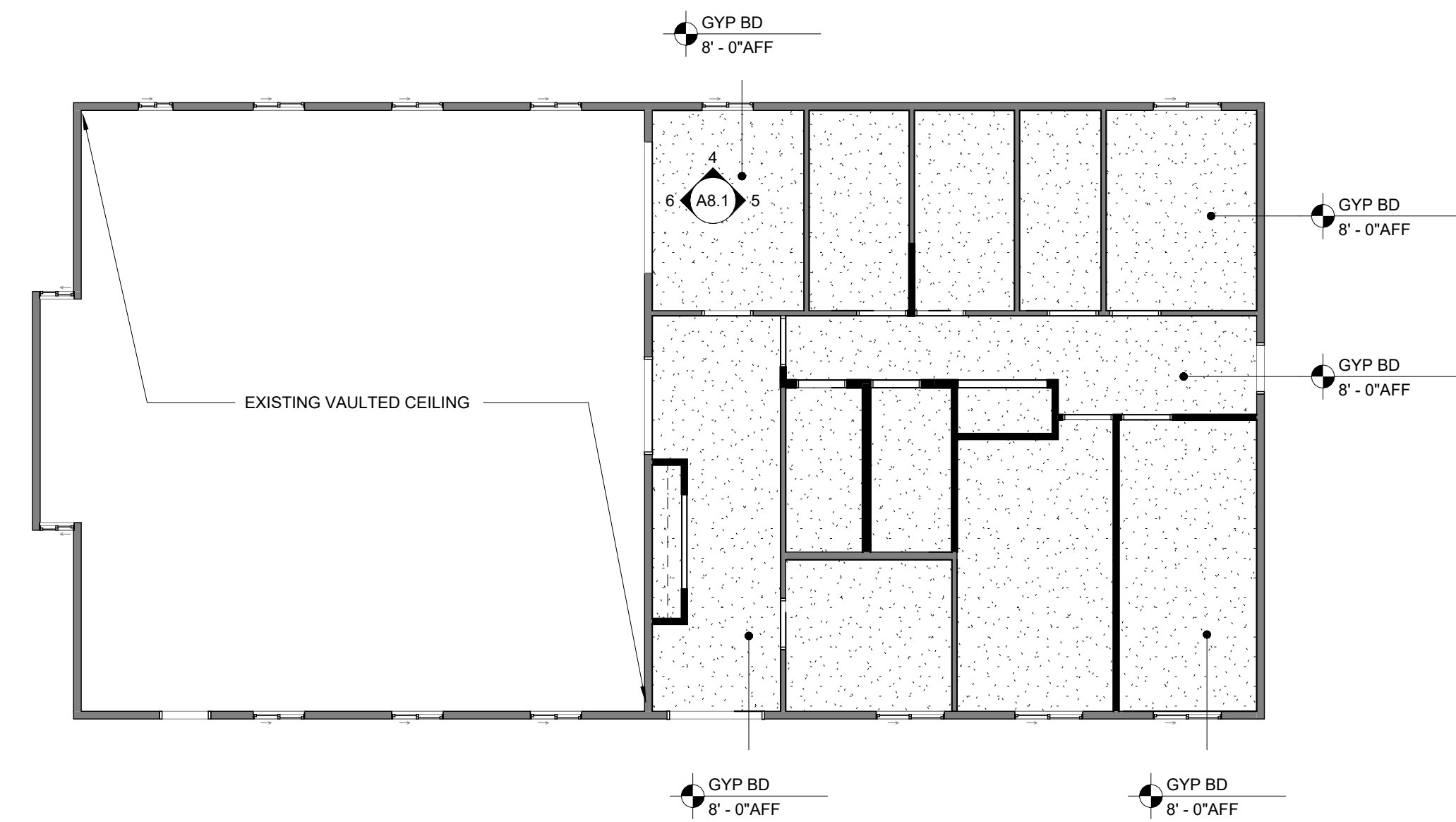
2 DEMO FLOOR PLAN

A1.1 1/8" = 1'-0"



1 FIRST LEVEL FLOOR PLAN

A1.1 1/8" = 1'-0"



3 FIRST LEVEL REFLECTED CEILING PLAN

A1.1 1/8" = 1'-0"

ARCHITECT

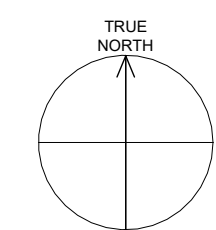
Michael Gordon, AIA
michaelgordon@architects.com
612-335-5384

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

Owatonna Retreat Space
2373 7th Ave NE, Owatonna, MN 55060



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name: Michael Gordon, AIA

Signature:

License #: 61389

Date: 02/03/2026

ISSUE	DATE
DRAFT	02/03/2026

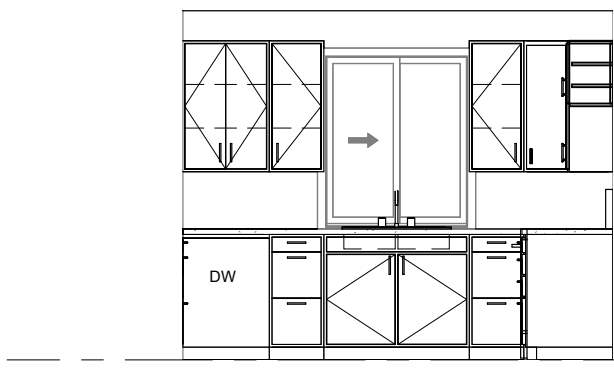
FLOOR PLANS

SHEET TITLE

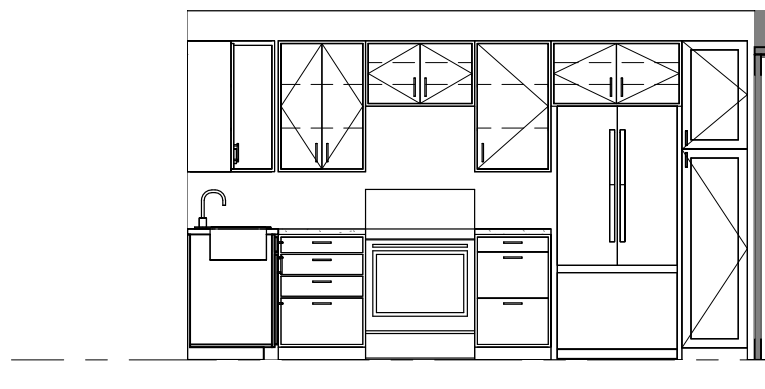
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SHEET NO.

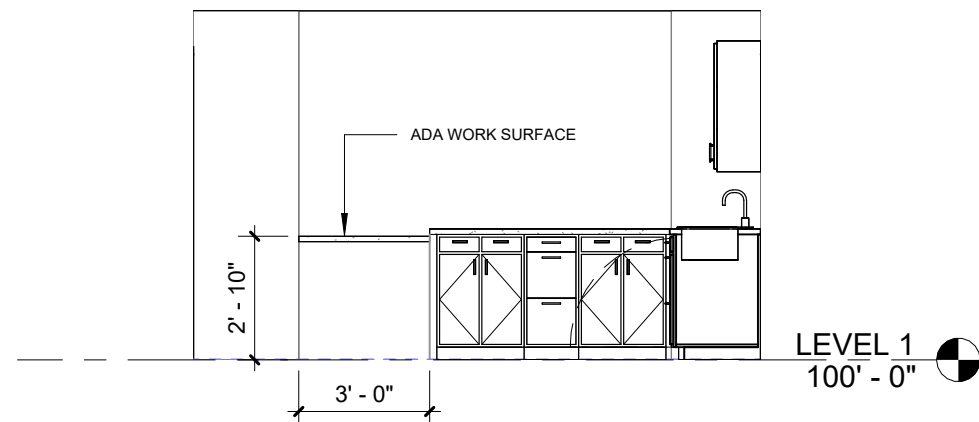
1 ENLARGED KITCHEN PLAN



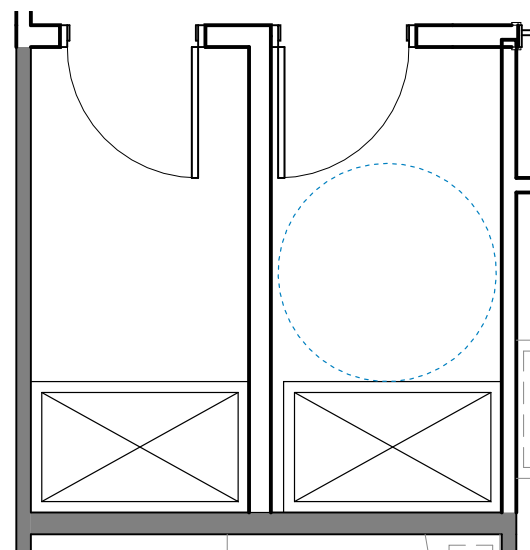
4 Elevation 1 - a
A8.1 1/4" = 1'-0"



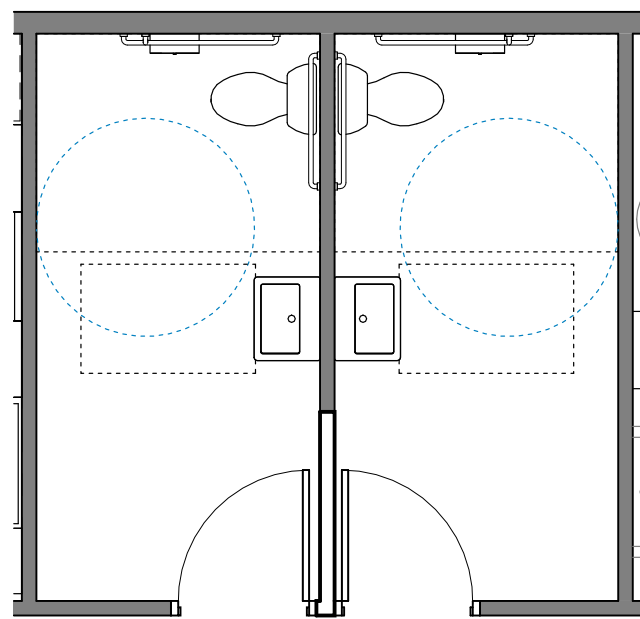
5 Elevation 1 - b
A8.1 $1/4" = 1'-0"$



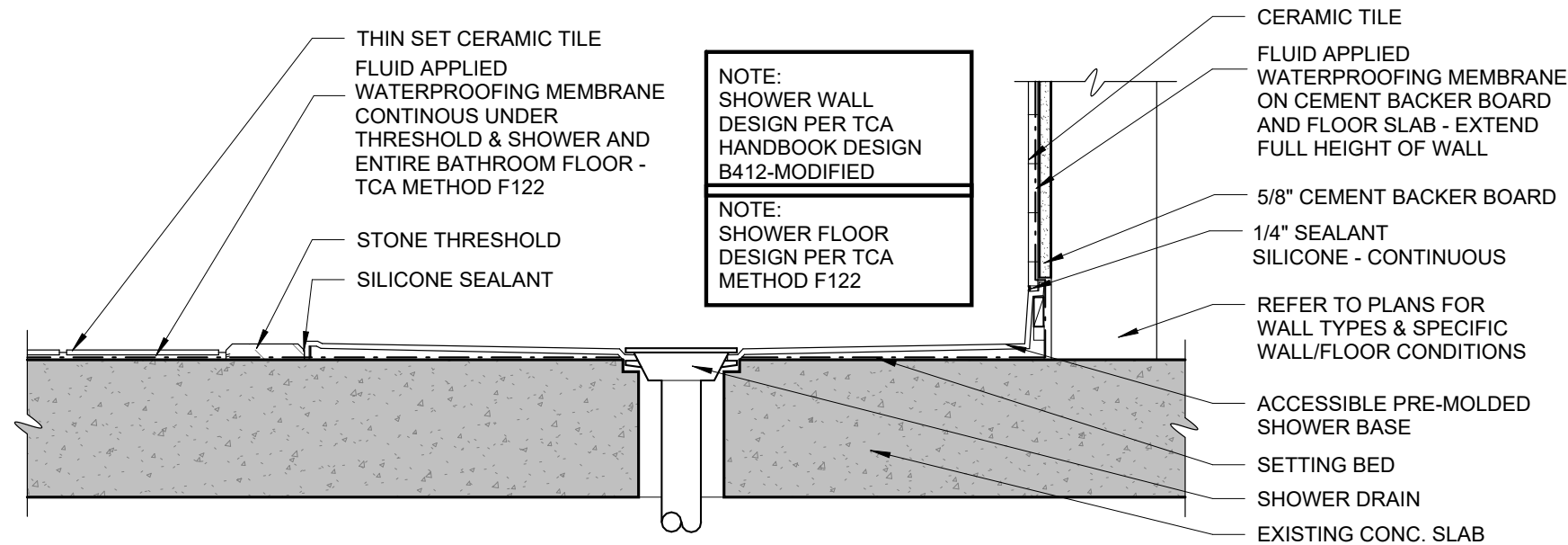
6 **Elevation 1 - c**
A8.1 $1/4" = 1'-0"$



2 ENLARGED SHOWER PLAN
A8.1 1/4" = 1'-0"



3 ENLARGED BATHROOM PLAN
A8.1 1/4" = 1'-0"



7 ADA - ROLL IN SHOWER DETAIL
A8.1 1 1/2" = 1'-0"

ADJUSTABLE SHOWER HEAD UNIT. COORD WITH PLUMBING CONTRACTOR TO ENSURE COMPLIANCE.

SHOWER CURTAIN ROD

GRAB BAR(S)- CONTINUOUS OR 24" ON SIDE AND 42" ON BACK WALL

CONTROL AREA

FOLD-DOWN SHOWER SEAT

30x60 ROLL-IN ACCESSIBLE SHOWER STALL WITH SEAT (MIN) (SHOWER HEAD AND CONTROLS MUST BE ON BACK WALL)

SEE SCHEDULE OR ENLARGED TOILET ROOM PLANS FOR TOILET ACCESSORIES NECESSARY AT EACH LOCATION

24" X 36" MIRROR

INSULATE DRAIN PIPES

TYP ACCESSIBLE PUBLIC LAV WITH SURFACE MOUNTED MIRROR

SEE SCHEDULE OR ENLARGED TOILET ROOM PLANS FOR TOILET ACCESSORIES NECESSARY AT EACH LOCATION

ACCESSIBLE TOILET/STALL GRAB BAR LOCATIONS

TOILET TISSUE DISPENSER DIMENSIONS ARE TO PAPER DISPENSING LOCATION.

TOILET SEAT COVER DISPENSER

DOUBLE-ROLL TOILET TISSUE DISPENSER

SINGLE-ROLL TOILET TISSUE DISPENSER

MIRROR

WASTE RECEPTACLE

PAPER TOWEL DISPENSER

SOAP DISPENSER OR HAND LOTION DISPENSER

LAV MOUNTED SOAP DISPENSER

PAPER TOWEL DISP/ WASTE RECEPTACLE RECESSED

TYPE A & B DWELLING UNITS & ACCESSIBLE HOTEL GUESTROOMS

NON-ACCESSIBLE HOTEL GUESTROOMS

TOWEL RING

TYPICAL WALL MOUNTED SCONCE

FIRE EXTINGUISHER CABINET

CLOSET MOUNTED IRONING BOARD SUPPORT

CLOSET ROD

WALL MOUNTED HAIR DRYER

MEDICINE CABINET

CORNER MOUNTED SOAP DISH

TYPICAL SHOWER HEAD (NON-ACCESS)

TYPICAL SHOWER CURTAIN ROD

ROBE/CLOTHES HOOKS

TOWEL BAR

TOWEL SHELF

ELECTRIC WATER COOLER

ALCOVE

REFER TO ACCESSIBILITY REQUIREMENTS FOR CLEAR FLOOR SPACE REQUIRED AT EACH FIXTURE OR PIECE OF OPERABLE EQUIPMENT.

THIS PROJECT MAY NOT INCLUDE ALL OPERABLE EQUIPMENT INCLUDED IN THIS MOUNTING HEIGHTS DIAGRAM. PLEASE REFER TO SPECIFICATIONS, ENLARGED PLANS, AND INTERIOR ELEVATIONS FOR REQUIRED EQUIPMENT.

WHERE AN ITEM IS LISTED NIC, PROVIDE BLOCKING ACCORDING TO THE OWNER'S SELECTED MANUFACTURER OR VENDOR SUPPLYING THE ACCESSORY.

NOTES:

- SEE SPECIFICATIONS SECTION 102800 AND ENLARGED FLOOR PLANS FOR LOCATION AND STYLE/MANUFACTURER FOR EACH TOILET ACCESSORY.
- DO NOT SCALE DRAWINGS.
- THE INDICATOR NUMBERS BELOW THE DIAGRAMS ARE USED AS KEY NOTES ON THE DRAWINGS TO REFER TO THE TYPE OF ACCESSORY AND THE RELATED DIAGRAMS HERE.
- PROVIDE WOOD OR SHEET METAL BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP BD PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS. REFER TO BLOCKING DIAGRAM. NOTE: WOOD BLOCKING IS NOT FIRE RETARDANT.
- TREATED.
- REFER TO ACCESSIBILITY REQUIREMENTS FOR CLEAR FLOOR SPACE REQUIRED AT EACH FIXTURE OR PIECE OF OPERABLE EQUIPMENT.

THIS PROJECT MAY NOT INCLUDE ALL OPERABLE EQUIPMENT INCLUDED IN THIS MOUNTING HEIGHTS DIAGRAM. PLEASE REFER TO SPECIFICATIONS, ENLARGED PLANS, AND INTERIOR ELEVATIONS FOR REQUIRED EQUIPMENT.

WHERE AN ITEM IS LISTED NIC, PROVIDE BLOCKING ACCORDING TO THE OWNER'S SELECTED MANUFACTURER OR VENDOR SUPPLYING THE ACCESSORY.

FF CONTROL
GRAB BAR REINFORCEMENTS FOR BATHTUBS

Diagram showing reinforcement details for bathtubs. Dimensions include: 6" MIN, 2'-0" MIN, 6" MAX, 2'-2", 3'-2" MIN, 2'-8" MAX, 6" MAX, 4'-0" MIN, 6" MAX, 3'-2" MIN, 2'-8" MAX, 6" MAX, 2'-0" MIN.

FF CONTROL
GRAB BAR REINFORCEMENTS FOR SHOWERS

Diagram showing reinforcement details for showers. Dimensions include: 6" MIN, 2'-2", 2'-8" MIN, 6", 2'-0" MIN, 2'-8" MAX, 1'-0" MIN, 3'-10" PREFERRED, 2'-8" MAX, 3'-2" MIN, 1'-0" MAX.

FF E
GRAB BAR REINFORCEMENTS FOR WATER CLOSETS

Diagram showing reinforcement details for water closets. Dimensions include: 1'-0" MAX, 3'-10" PREFERRED, 2'-8" MAX, 3'-2" MIN, 1'-0" MIN, 2'-8" MAX, 3'-2" MIN, 1'-6".

WHERE SIDE WALL IS LESS THAN 36" LONG, ADD BLOCKING BEHIND WC FOR FOLD DOWN GRAB BAR — 1'-0" MIN

NOTE:
ALL DWELLING UNITS ARE REQUIRED TO BE
ADAPTABLE.
PROVIDE CONCEALED WALL BLOCKING FOR FUTURE
GRAB BARS PER DETAILS ABOVE.

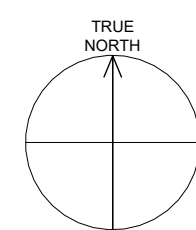
Michael Gordon, AIA
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651-335-3284

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

Owatonna Retreat Space
2373 7th Ave NE, Owatonna, MN 55060



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name: Michael Gordon, AIA

Signature

License #: 61389

Date: 02/03/2026

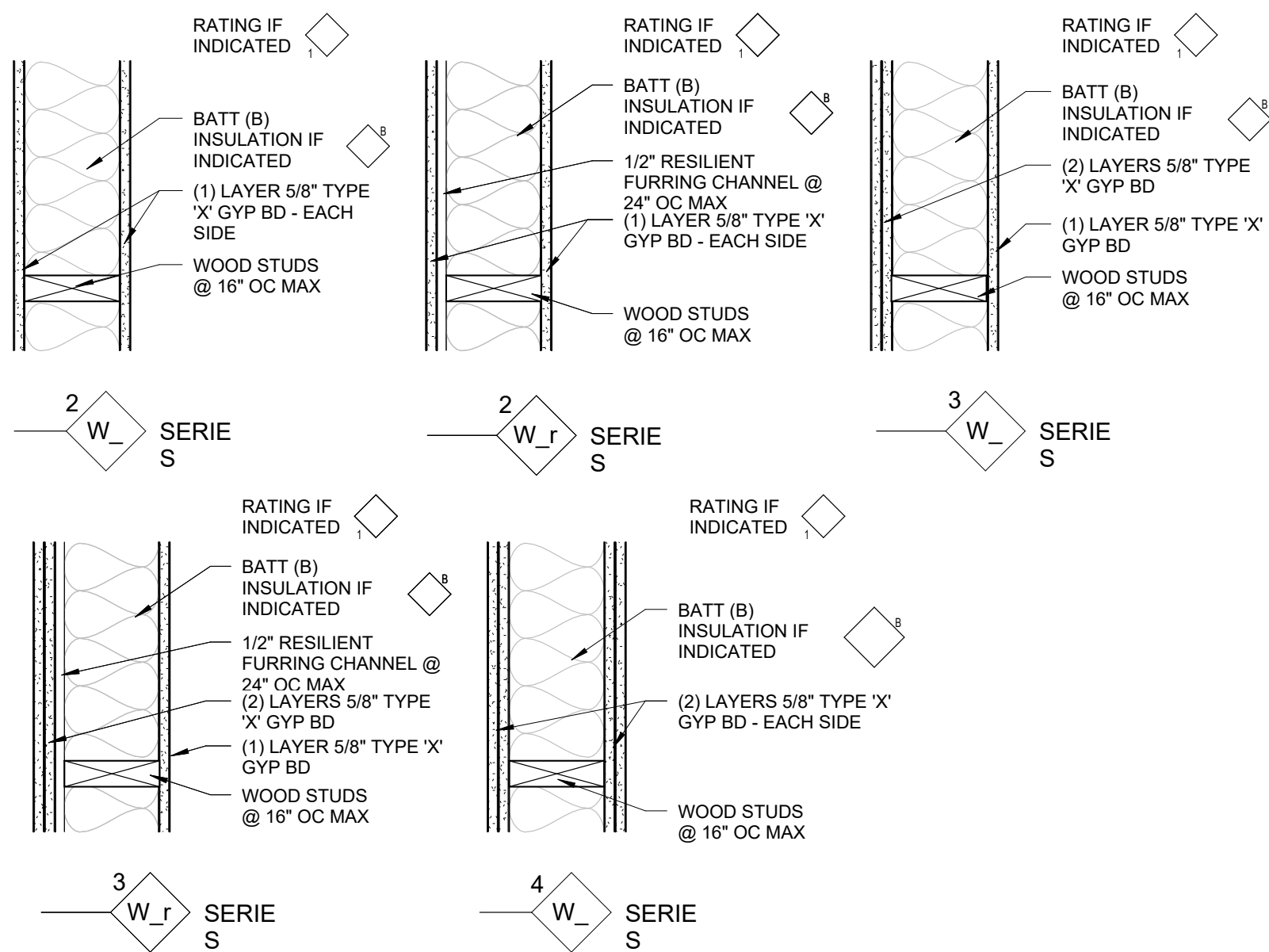
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ENLARGE
PLANS

SHEET TITLE

A8.1

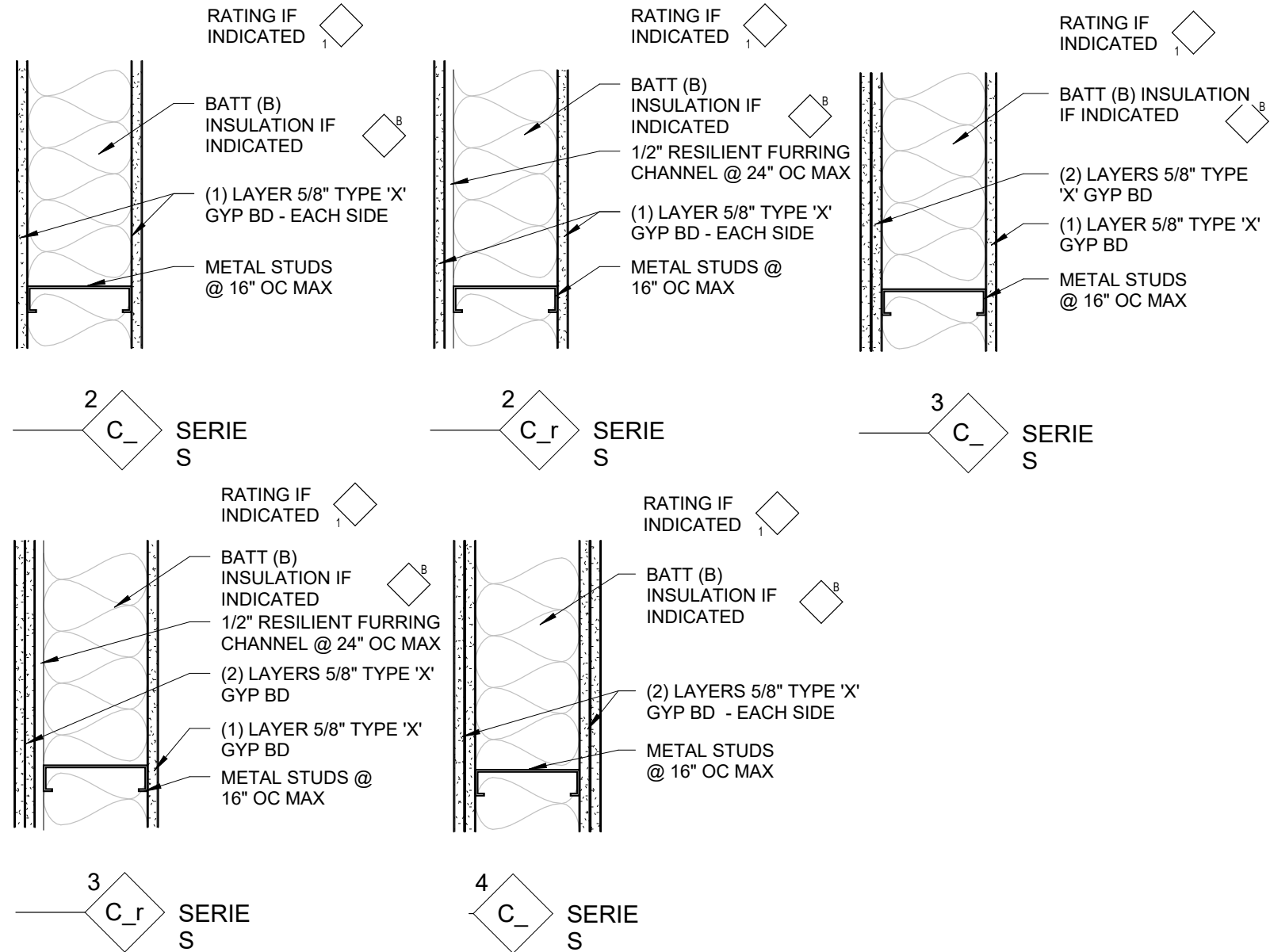
WOOD STUD INTERIOR PARTITIONS (COMBUSTIBLE)



WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST	IF INSULATED ("B" NOTATION)		
					STC	TEST W/O BATT	TEST WITH BATT
1 W2	2 3/4"	1 1/2"	-	-	-	-	-
1 W4	4 3/4"	3 1/2"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
1 W4	5 1/4"	3 1/2"	1 HR	GA WP 3242	50-54	N/A	NRCC TL 93-098
1 W6	6 3/4"	5 1/2"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
1 W6	7 1/4"	5 1/2"	1 HR	GA WP 3242	50-54	N/A	NRCC TL 93-098
1 W8	8 1/2"	7 1/4"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
1 W8	9"	7 1/4"	1 HR	GA WP 3242	50-54	N/A	NRCC TL 93-098
1 W10	10 1/2"	9 1/4"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
1 W10	11"	9 1/4"	1 HR	GA WP 3242	50-54	N/A	NRCC TL 93-098
1 W12	12 1/2"	11 1/4"	1 HR	GA WP 4136	35-39	G&H NG-246FT	G&H NG-246FT
1 W12	13"	11 1/4"	1 HR	GA WP 3242	50-54	N/A	NRCC TL 93-098
3 W4	5 3/8"	3 1/2"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
3 W4	5 7/8"	3 1/2"	1 HR	GA WP 3247	50-54	N/A	RAL TL 11-163
3 W6	7 3/8"	5 1/2"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
3 W6	7 7/8"	5 1/2"	1 HR	GA WP 3247	50-54	N/A	RAL TL 11-163
3 W8	9 1/8"	7 1/4"	1 HR	GA WP 3614	35-39	G&H NG-246FT	G&H NG-246FT
3 W8	9 5/8"	7 1/4"	1 HR	GA WP 3247	50-54	N/A	RAL TL 77-138
4 W2	4"	1 1/2"	-	-	-	-	-
4 W4	6"	3 1/2"	2 HR	GA WP 4136	40-44	NGC 2363	NGC 2363
4 W4	6 1/2"	3 1/2"	2 HR	U301	40-44	N/A	NGC 2363
4 W6	8"	5 1/2"	2 HR	GA WP 4136	40-44	NGC 2363	NGC 2363
4 W6	8 1/2"	5 1/2"	2 HR	U301	40-44	N/A	NGC 2363
4 W8	9 3/4"	7 1/4"	2 HR	GA WP 4136	40-44	NGC 2363	NGC 2363
4 W8	10 1/4"	7 1/4"	2 HR	U301	40-44	N/A	NGC 2363

Note: Some of the Wall Types listed above may not be used in this project

METAL STUD INTERIOR PARTITIONS (NON-COMBUSTIBLE)

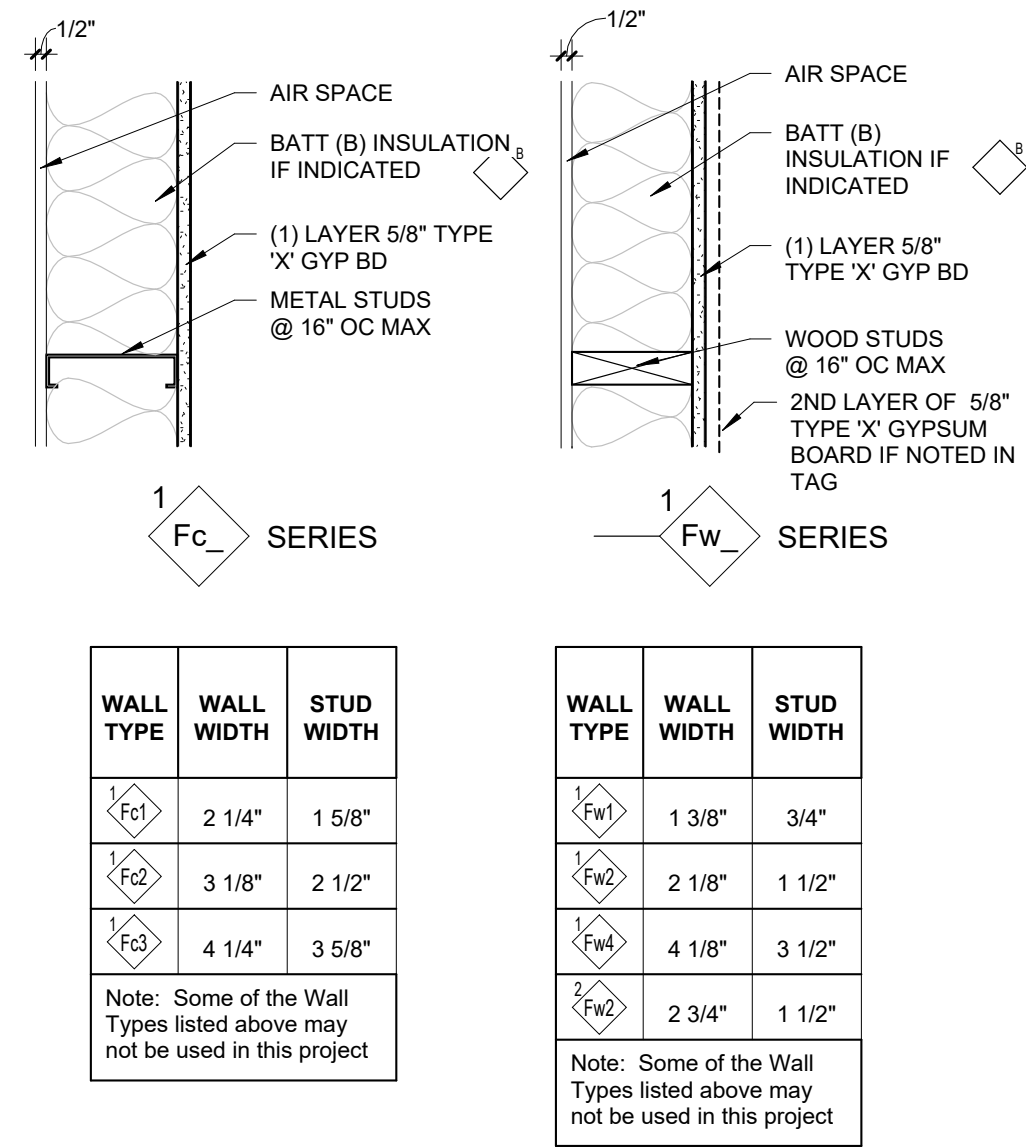


WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST	IF INSULATED ("B" NOTATION)		
					STC	TEST W/O BATT	TEST WITH BATT
1 C1	2 7/8"	1 5/8"	1 HR	GA WP 1340	35-39	RAL 64-244	RAL 64-244
1 C2	3 3/4"	2 1/2"	1 HR	GA WP 1548	35-39/50-54	RAL 64-244	WHI-218-1
1 C3	4 7/8"	3 5/8"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
2 C3	5 3/8"	3 5/8"	1 HR	UL #U465 **	50 MIN	N/A	TL 90-344
2 C6	7 1/4"	6"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
2 C6	7 3/4"	6"	1 HR	UL #U465 **	50 MIN	N/A	TL 90-344
2 C8	9 1/4"	8"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
2 C8	9 3/4"	8"	1 HR	UL #U465 **	50 MIN	N/A	TL 90-344
3 C3	5 1/2"	3 5/8"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
3 C3	6"	3 5/8"	1 HR	UL #U465 **	50-54	N/A	NRCC 817-NV
3 C6	7 7/8"	6"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
3 C6	8 3/8"	6"	1 HR	UL #U465 **	50-54	N/A	NRCC 817-NV
3 C8	9 7/8"	8"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
3 C8	10 3/8"	8"	1 HR	UL #U465 **	50-54	N/A	NRCC 817-NV
4 C1	4 1/8"	1 5/8"	1 HR	GA WP 1340	35-39	RAL 64-244	RAL 64-244
4 C2	5"	2 1/2"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C3	6 1/8"	3 5/8"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C3	6 5/8"	3 5/8"	2 HR	UL #U454	60	N/A	RAL TL 87-154
4 C6	8 1/2"	6"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C6	9"	6"	2 HR	UL #U454	60	N/A	RAL TL 87-154
4 C8	10 1/2"	8"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C8	10 1/2"	8"	2 HR	UL #U454	60	N/A	RAL TL 87-154

Note: Some of the Wall Types listed above may not be used in this project

** UL U#465 is a proprietary fire rating and requires specific brands and manufacturers for all components, verify with specification.

FURRING WALLS (NON-COMBUSTIBLE)

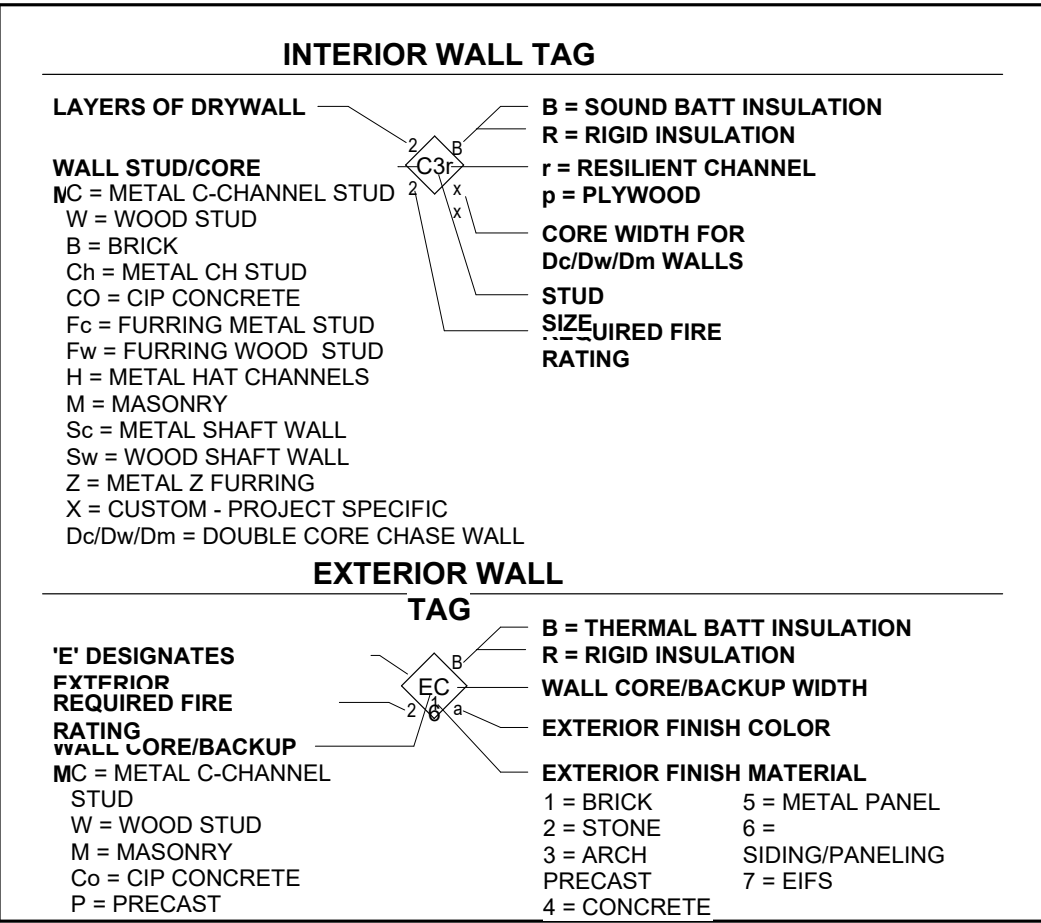


WALL TYPE	WALL WIDTH	STUD WIDTH
1 Fc1	2 1/4"	1 5/8"
1 Fc2	3 1/8"	2 1/2"
1 Fc3	4 1/4"	3 5/8"

Note: Some of the Wall Types listed above may not be used in this project

WALL TYPE	WALL WIDTH	STUD WIDTH
1 Fw1	1 3/8"	3/4"
1 Fw2	2 1/8"	1 1/2"
1 Fw4	4 1/8"	3 1/2"
2 Fw2	2 3/4"	1 1/2"

Note: Some of the Wall Types listed above may not be used in this project



- WALL TYPES GENERAL NOTES**
- ALL WALL TYPES IN CHARTS MAY NOT BE USED IN THIS PROJECT - SEE FLOOR AND ENLARGED PLANS.
 - THE FIRE RESISTIVE RATINGS AND RATING REQUIREMENTS ILLUSTRATED ON THE WALL TYPES ARE TO BE APPLIED TO WALLS REQUIRED TO BE FIRE RESISTIVE BY THE BUILDING CODE AS ILLUSTRATED ON THE WALL TAG AND CODE PLANS. NOT ALL WALLS INDICATED ON THE WALL TYPES ARE NECESSARILY REQUIRED TO BE FIRE RESISTIVE RATED WALLS.
 - "UL" INDICATES "UNDERWRITERS LABORATORIES".
 - "GA" REFERS TO THE GYPSUM ASSOCIATIONS FIRE RESISTANCE DESIGN MANUAL.
 - FOR ADDITIONAL INFORMATION ON FIRE RATED WOOD WALLS REFER TO BOCA RESEARCH REPORT #87-85.
 - AT WALLS ABUTTING SHOWERS OR BATH TUBS AN ADDITIONAL LAYER OF 5/8" TYPE "X" WATER RESISTANT GYP. BD. SHALL BE INSTALLED.
 - INSTALL FIREBLOCKS AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS @ 10'-0" OC MAX.
 - ALL PLUMBING PIPES IN WALLS AND CEILINGS TO BE FULLY ENCLOSED WITH GLASS FIBER BATTS.
 - SEE SHEET AXX.X FOR FIRE STOP DETAILS AT PIPE PENETRATIONS.

FRAMING TYPE TO BE DETERMINED

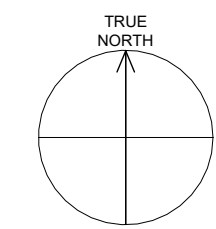
ARCHITECT
Michael Gordon, AIA
michaelgordon@architects.com
612-335-2344

STRUCTURAL ENGINEER

CIVIL ENGINEER

PROJECT:

Owatonna Retreat Space
2373 7th Ave NE, Owatonna, MN 55060



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Name: Michael Gordon, AIA

Signature:

License #: 61389

Date: 02/03/2026

ISSUE	DATE
DRAFT	02/03/2026

WALL TYPES

SHEET TITLE

A10.1

SHEET NO.



Happy Little Haven

lovely moments for creative souls.

Happy Little Haven is a small, family-operated retreat home located in Owatonna, Minnesota. Owned and operated by the Seath family—long-term residents who have lived in the neighborhood for 7–8 years and the community for nearly their entire lives—this project reflects our commitment to strengthening community ties while preserving the residential character of our area

Our vision is to create a peaceful, creative gathering space where friends, families, and small groups can reconnect, rest, and create meaningful experiences. Happy Little Haven is intentionally designed as a low-impact, small-scale use that blends naturally into a residential setting.

Overall Use of the Property

Happy Little Haven will operate as:

- A small overnight retreat home
- A creative workspace for adult makers
- A seasonal teaching space for limited daytime classes
- A small-group rental space for meetings and celebrations
- A future garden space for structured, occasional you-pick flower events

The retreat includes sleeping accommodations for up to 10 adults, a large craft workspace, shared kitchen, and garden areas for quiet relaxation. This is not a hotel, restaurant, bar, or large event center. It is a reservation-only retreat designed for small, private groups.

Hours of Operation

- Classes and events: Between 8:00 AM and 8:00 PM
- Quiet hours: 10:00 PM – 7:00 AM in compliance with city ordinance
- Overnight retreats typically last 3-5 nights per group

Occupancy & Traffic

- Overnight guests: 10 maximum
- Day events and classes: Small group format
- Youth camps: Small supervised groups, daytime only

A typical retreat group of 10 guests arrives in approximately 8-10 vehicles. The property includes a rear parking lot with adequate on-site parking, including accessible spaces

Traffic levels are expected to resemble a large family gathering rather than a commercial venue.

Activities & Impact

Guests will primarily engage in quiet, indoor activities such as sewing, quilting, scrapbooking, art classes, business meetings, and team-building sessions

Seasonal youth camps may include Garden Club Camp, Art Classes, Outdoor Exploration Camp, and Kindness Camp

Future outdoor activities are limited to calm, daytime uses such as you-pick flower afternoons (once or twice per week in summer), gardening education, and small wellness gatherings

Neighborhood Compatibility

Happy Little Haven is intentionally low-impact and low-profile

We are owner-operators who live locally and are personally invested in maintaining neighborhood harmony and continually improving the property.

Compared to higher-density residential or commercial development, this use:

- Generates minimal traffic
- Maintains existing residential character
- Enhances landscaping and green space
- Provides on-site parking
- Encourages tourism and supports local businesses
- Preserves property integrity

The structured nature of the business—reservation-only, limited capacity, enforced quiet hours—ensures predictable and manageable use.

Community Benefit

Happy Little Haven will strengthen Owatonna by:

- Supporting local restaurants, shops, and small businesses
- Increasing small-scale tourism
- Providing creative and educational opportunities
- Offering a gathering space for local families and organizations
- Enhancing property aesthetics through expanded gardens and future green space

Our long-term goals include thoughtful growth such as expanded gardens, walking paths, and possibly a small greenhouse, all designed to enhance—not disrupt—the neighborhood

Conclusion

Happy Little Haven is a carefully planned, small-scale retreat that prioritizes neighborhood compatibility, responsible management, and community enrichment. It is structured, limited in capacity, and intentionally designed to operate harmoniously within a residential area.

As invested homeowners and community members, we respectfully request approval to move forward with this project. We are committed to operating in full compliance with city ordinances and to being responsible, respectful neighbors for years to come.

Happy Little Haven

Lovely moments for creative souls



Happy Little Haven

lovely moments for creative souls.

Introductions

Our Team- The Seath Family



Jason, Val, Ari and Jax

Built our 2nd home and have lived on Liinhaven Place for 7-8 years

Val- Teacher (18 years), master gardener, mom, wife, creative.

Jason- Transitions Coordinator DOC, maker, builder.

Ari- 13 at OMS, Volleyball, Golf, Dance

Jax- 10 at McKinley, Football, Basketball, Baseball

Pat and Brenda Marchwick- Business Owners and Mentors



Our Vision- Happy Little Haven

- **Overnight Retreat Space**

Happy Little Haven will be a place where friends, families, and groups can gather — not just to stay overnight, but to slow down, reconnect, and make meaningful memories.

- **Teaching and Learning Camps and Classes**

Teach Summer classes for students ages K-12 and adults

- **Team Building Rental Space and Green Space**

- Be available for rental for events and a meeting space.
- Host you-pick flower events in the afternoons 2x's a week in the summer
- Yoga or wellness afternoons

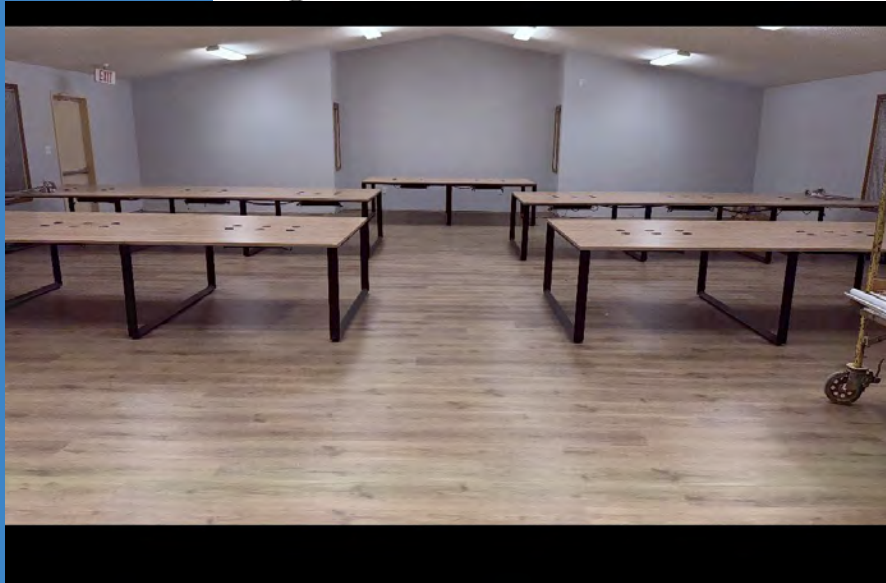
Overnight Retreat Rooms

- Large craft workspace to work on creative projects
- Cook and share meals in a fully stocked kitchen
- Sleep comfortably (up to 8–10 adults)
- Gardens and outdoor space for relaxing



Hopeful Partners: Local Restaurants, MSB, Romas, Grapeful, Coffee Shops, Massage and Wellness businesses, Craft Apothecary, local retail stores, Chamber of Commerce

Bringing our Vision to Life



Teaching and Learning Seasonal Camps

Summer Camps that Grow Creativity

Teach Summer classes for students ages K-12

- Garden Club Camp
- Art Classes
- Outdoor Exploration Camp
- Kindness Camp



Hopeful Future Partners: Community Ed, Tone Music, Craft Apothecary, The Art Center, Local homeschool groups, 4H, Master Gardeners, and wellness groups.

Rental Space

- Wedding Showers
- Graduation Parties
- Baby Showers
- Business Meetings
- Birthdays
- Team Building



Hopeful Future Partners: Tone Music, Craft Apothecary, Mineral Springs Brewery, Grapeful, flower shops, and wellness groups.

Future Green Space

- Host you-pick flower events in the afternoons once or twice a week.
- Create a flower area that could be used for photos
- Use space for teaching gardening to learners.

Hopeful Future Partners: Grapeful,
Community Education,
Master Gardeners,



Community Impact

“Community Grows where Creativity Blooms”

- Hosting Small Craft Fairs
- Blood Drives
- CPR Classes
- Community Ed Classes
- Neighborhood Night Unite
- Increase Tourism/Visitors
- Rent space for lessons

Hopeful Future Partners: Community Ed, The Red Cross, Police Department, Local non-profits, local restaurants to cater food, food trucks, Chamber of Commerce, and Tone Music.





One Year Business Growth Goals

- Our goal is to have a smoothly operating retreat that's half to three-quarters booked.
- Several successful partnerships
- Host a few small community events under our belt.
 - Host the Night to Unite?



Three Year Business Growth Goals

- We aim for a fully booked calendar and thriving gardens.
- We'll host recurring events that people come to look forward to year after year.
- Our shelves and walls will be filled with creative crafts made by local makers that are for sale for visitors.



Five Year Business Growth Goals

- We envision an established retreat with regular retreat goers.
- We will have a consistent schedule of classes, summer workshops, and day camps.
- Our grounds will include expanded gardens, a fountain, a walking path, and possibly a small greenhouse.

Neighborhood Compatibility

🕒 Hours & Capacity

Classes could be held between the hours of 8 am and 8 pm.

Quiet hours will follow the city ordinances for Noise and will be from 10:00 pm - 7:00 am

🚗 Parking-

We have plenty of parking in the back lot. Including Handicapped spaces near the entrance.

🏠 Low Impact- Low profile

🌸 Neighbor Benefits- Continually Improving the Space

Advantages of it being this low key style of business vs something more disruptive ex: apartments, duplexes, something that breaks up property.

Advantages of us also being neighbors.



Who We Serve- Target Market

Friends, Makers, Families, and Teams

Our primary guests are adults — mostly women ages 30 to 80 — who are looking for **meaningful connection, creativity, and relaxation.**

Many will be retired or empty nesters, traveling with friends or family.

We'll also host families for reunions, and organizations for classes or team-building retreats.

We will also teach summer and/or seasonal classes to people of all ages including school age children.



Call to Action

Happy Little Haven isn't just a business for us — it's a way to strengthen community ties, celebrate creativity, and invite others to experience what Owatonna has to offer.

We believe our town has something special — and we want to share that with visitors while offering locals a space to rest, recharge, and reconnect.

With your support, we can make Happy Little Haven a place where community, creativity, and calm come together — a place where everyone who walks through the door feels at home.

Thank you for your time.



Where
the World
Pauses

A Bookend of Peace and Inspiration

The Little Haven Press
EST. 2024



Happy Little Haven
lovely moments for creative souls.



Happy Little Haven
lovely moments for creative souls.

Questions and Feedback

April 10, 2026

To: Planning Commission

From: Community Development Department

RE: VAR-25, a request by Robert Seykora, Rocon INC, on behalf of Cedar Valley Services INC, for a curb cut variance to allow a 45-foot drive access.

Application Review

Applicant: Robert Seykora, Rocon INC.

Owner: Cedar Valey Services

Location of Property: 328 Rose St E

Zoning Map: B-2, Community Business

Zoning Ordinance: Section 157.053(D)(7) of city code specifies a driveway access shall not exceed 36 ft in the B-2 district.

Report Attachment:

1. Location map
2. Site Plan
3. Location Pictures

Proposed Development

- VAR-25, a request by Robert Seykora, Rocon INC, on behalf of Cedar Valley Services INC, for a curb cut variance to allow a 45-foot drive access. Where section 157.053(D)(7) of city code specifies a driveway access shall not exceed 36 ft in the B-2 district.
- The proposed expansion of the curb cut would be located at the southeastern end of the building and serves as the primary entrance to the loading dock area.
- The existing driveway access is currently 31.2 feet wide.
- At present, semi-trailers back into the site from Rose Street, temporarily blocking traffic while maneuvering into the loading dock area.
- The applicant proposes removing the existing railing to accommodate the widened driveway access.
- No additional site improvements are proposed, aside from modifications necessary to widen the curb cut and drive approach.

- Rose Street is a county roadway and is therefore subject to the County's Access Management Plan.
- The proposed 45-foot curb cut exceeds the maximum width permitted under the County Access Policy. The applicant will also need to obtain a separate variance through the County's review process.

The following is from the applicant's application

- Semi traffic at present, needs to block Rost Street as they back into existing docks. The wider curb cut would allow easier dock access and get semis off Rose Street faster.

FINDINGS OF FACT

1. The property is zoned B-2, Community Business District.
2. The variance application was published, and notice was provided to property owners within 350 feet of the subject property and published in the Owatonna Peoples Press.
3. A public hearing was held at the Planning Commission on April 14, 2026.
4. The variance is in harmony with the general purposes and intent of the Ordinance.
5. The request is in general alignment with the Comprehensive Plan.
6. The circumstances of the property are not caused by the landowner.
7. The practical difficulty presented is not created by the property owner.
8. The variance will not alter the essential character of the neighborhood.

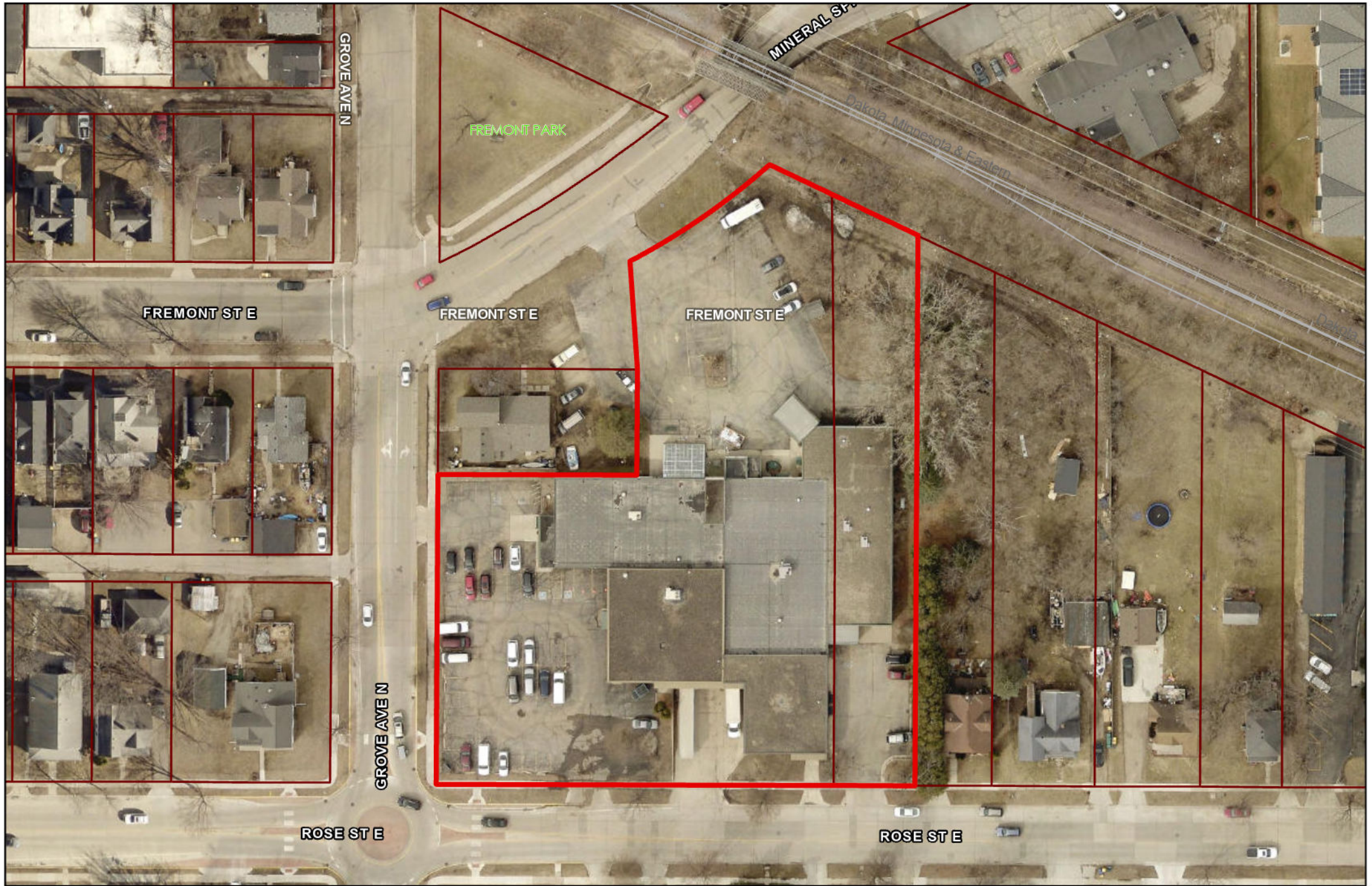
Public Comment

No public comments have been received by staff at the time of this report.

Staff Recommendation

Staff recommends approval of VAR-25 for a curb cut variance to allow a 45-foot drive access on the following conditions:

1. The applicant shall comply with all applicable County requirements, including completion of any necessary variance process in accordance with the County Access Management Plan.
2. The curb cut shall not exceed a maximum width of 45 feet.



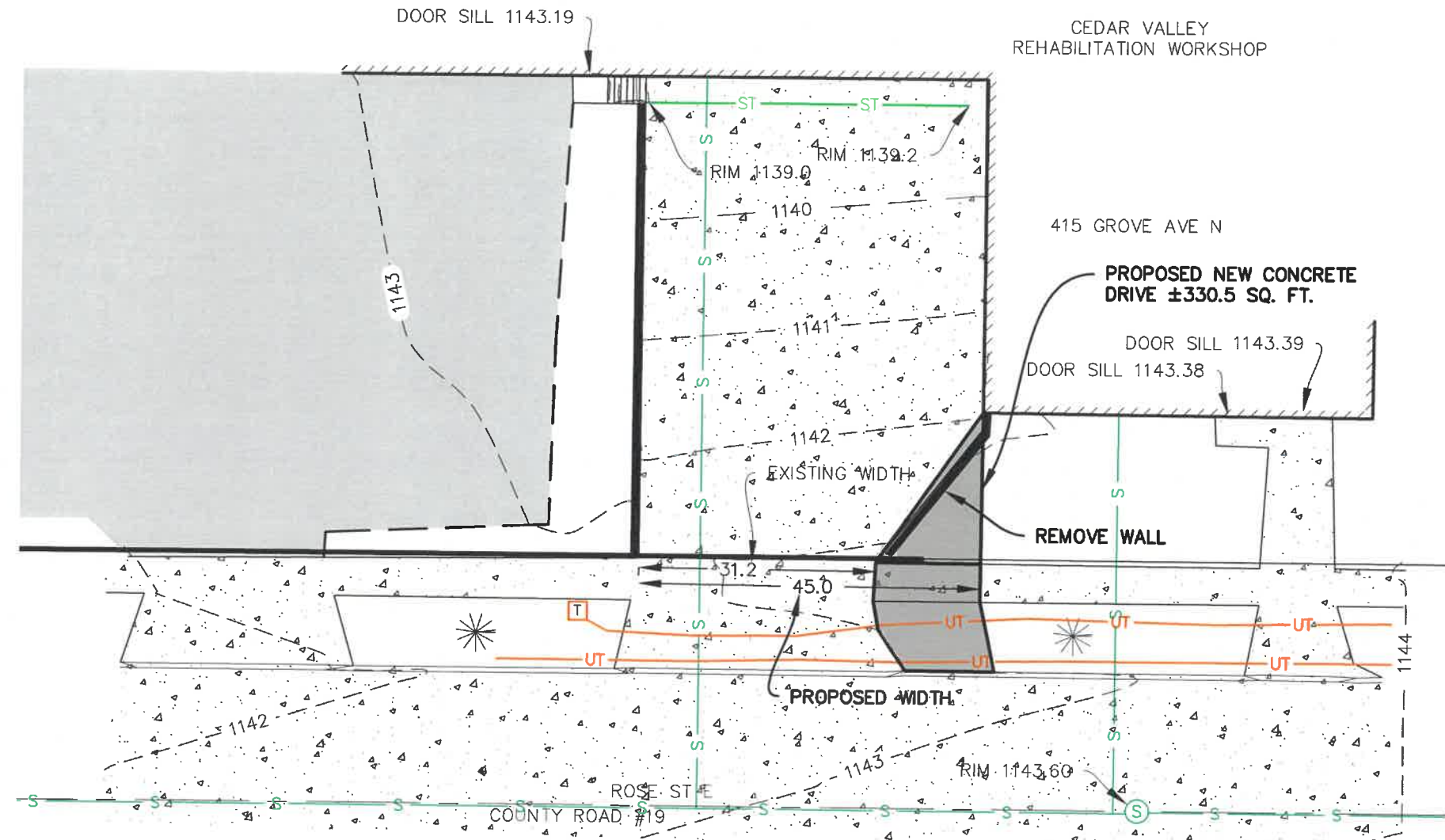
VAR-25 Cedar Valley Services Curb Cut 328 Rose St E

100
Feet

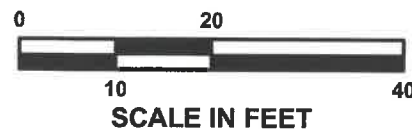
SITE PLAN

PART OF BLOCK 5, PETTIT'S ADDITION

OWATONNA, STEELE COUNTY, MN



SCALE: 1" = 20'



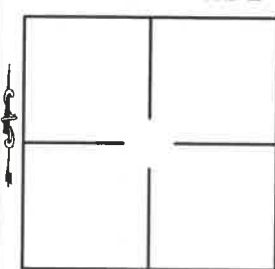
No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate.

GOPHER STATE ONE-CALL: 1-800-252-1166

FOR: ROCON

LOCATION MAP



Scale: 1" = 4000'

Date: 02-24-2026
Drawn by: SAT
Field Book:-
Coord-System: N/A
Job No: 26-1021
Revised date:-
Survey: TTH
Page 1 of 1
File: -

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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott A. Tuchtenhagen
Date: 3/9/20

L.S. No. 52646



**JONES
HAUGH
SMITH**
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876
415 West North Street
Owatonna, MN 55060
507-451-4598



MEMORANDUM



Real People. Real Solutions.

Date: March 27, 2026

To: Greg Kruschke, AICP, Community Development Manager, City of Owatonna
Emma Bransford, Planning Specialist, City of Owatonna

From: Mojra Hauenstein, Bolton & Menk, Senior Planner and Planning Project Manager
Robin Cauffman, Bolton & Menk, Senior Planner

Subject: Proposed Zoning Changes Summary Memo

The zoning ordinance is being modernized to:

1. Improve clarity and consistency
2. Align with current Minnesota statutes and building codes
3. Better support housing, redevelopment, and economic activity
4. Reduce ambiguity for property owners, applicants, and staff

We have **not yet**:

- formatted
- included all graphics,
- integrated the other ordinances like sign, airport....
- **integrated non-subdivision engineering standards.....**
 - We are considering keeping the engineering-specific, prescriptive standards in the Subdivision Code and renaming it "Subdivision and Lot Standards."
 - Administrative procedures would be moved into the Zoning Code, along with standards and policies that are more planning-oriented. Relevant provisions would then be cross-referenced or hyperlinked within the Subdivision Code as needed.

What Is Being Proposed?

1. Clearer Zoning Districts

- Updates and clarifies residential, business, industrial, agricultural, and special districts.
- Deleted: B-1
- Updated:
 - RB is now Mixed Use
 - I-P is now I-1
 - MH is now R-3
 - Residential - 6 districts, simplified to 4:
- Establishes two **Mixed-Use Districts**:
- **MU-N (Neighborhood Mixed Use)**: Small-scale, walkable neighborhood nodes.
- **MU-D (Downtown Mixed Use)**: Higher-intensity, pedestrian-oriented downtown development.
- Confirms **Floodplain as overlay**.
- **Created a Shoreland** as overlay districts aligned with state rules.

2. Simplified & Comprehensive Use Tables

- Clear tables showing **permitted, conditional, interim, and accessory uses** by district.
- Adds clarity for newer or evolving uses such as:
 - Cannabis businesses
 - Solar and wind energy systems

- Artisan fabrication and small-scale logistics
- Reduces reliance on case-by-case interpretation.

3. State-Compliant Nonconformity Rules

- Updates nonconforming lot, structure, and use standards to comply with **Minnesota Statute § 462.357**.
- Allows lawful nonconforming structures and uses to:
 - Continue, be repaired, and restored
 - Make limited improvements that do not increase nonconformity
 - Removes provisions no longer allowed under state law.

4. Mixed Use Development Framework

- Establishes clear expectations for developments that mix residential, commercial, and civic uses.
- Allows:
 - Shared parking
 - Flexible parking reductions
 - Dimensional flexibility when housing is located above commercial space
 - Focuses on design and compatibility rather than rigid separation of uses.

5. Accessory Uses & Structures

- Modernizes standards for garages, sheds, patios, accessory dwelling units (ADUs), and similar structures.
- Emphasizes **lot-based proportional limits** instead of one-size-fits-all caps.
- Allows ADUs in most residential districts, subject to clear standards.

6. Cannabis Uses (State-Aligned)

- Regulates cannabis based on **time, place, and manner**, consistent with state law.
- Identifies appropriate zoning districts for cultivation, manufacturing, wholesale, retail, and temporary events.
- Establishes buffers, operating hours, and insurance requirements without creating a prohibition.

7. Renewable Energy (Solar & Wind)

- Allows solar energy systems broadly as accessory uses and, in select areas, as principal uses.
- Updates wind energy standards to reflect modern technology and engineering practices.
- Separates zoning impacts from building and electrical safety requirements.

8. Landscaping, Screening & Buffers

- Clarifies landscaping and buffering standards citywide.
- Focuses buffering where it matters most:
 - **Non-residential uses next to residential areas**
- Allows flexibility in how screening is achieved (landscaping, fencing, berms, or combinations).

9. Updated Standards

- updated lot sized and setbacks for best practices and to yield graduated scale of development patterns among different uses and intensities.

10. Graphics Added

- Some simple graphics added to help clarify standards.

Key Policy Questions for Council and P&Z

1. Shoreland

- Is new customized standards for compliance with shoreland reasonable?

2. Land Use & Mixed Use

- Are the MU-N and MU-D districts appropriately scaled for Owatonna?

- Are the new standards reasonable to provide variety of suitable scale of options?
- 3. **Housing & Accessory Uses**
 - Is the proposed approach to accessory structures and ADUs reasonable?
- 4. **Decks, Patios, Steps:**
 - Do we care if uncovered deck is 5 feet from side line & and stairs are 3' from sideline if attached to patio/deck?
- 5. **Parking & Site Design**
 - Are shared parking and parking reductions supported?
 - Should garage or parking expectations be further reduced?
- 6. **Cannabis Regulation**
 - Are the proposed districts and buffer distances appropriate?
- 7. **Renewable Energy**
 - Should solar or wind energy be allowed more broadly as primary uses?
- 8. **Landscaping & Compatibility**
 - Do buffer widths and screening standards adequately protect neighborhoods?

safe operating order within 60 days. The city reserves the right to abate any hazardous situation and to pass the cost of abatement on to the owner or operator of the WECS.

(Ord. 827, passed 4-19-1983; Ord. 1462, passed 12-7-2010) Penalty, see § 157.999

PHYSICAL STANDARDS

REQUIRED DISTANCE BETWEEN USES.

Certain uses are required to be located a minimum distance from other specified uses at the time of their construction. In the table below, uses labelled as "regulated uses" must be located the minimum distance from any existing uses labelled as "neighboring uses." The minimum distance shall be measured in a straight line from the nearest boundary line of the regulated use to the nearest boundary line of the neighboring use.

Regulated Use	Neighboring Use	Minimum Distance
Residential facility	Existing residential facility	1,320 feet
Animal shelter	Residentially zoned property	1,000 feet
Commercial riding stables, dog kennels, and similar	Residential or commercial use district	1,000 feet
Dog boarding	Residentially zoned property	200–300 feet
Dog kennels	Residentially zoned property	200–300 feet
Campground	Residentially zoned property	100 feet
Cannabis businesses	School	1,000 feet
Cannabis business	Day care facility, residential treatment facility, public parks and trails regularly used by minors including playgrounds, athletic fields, and the Steele County Fairgrounds	500 feet
Cannabis retail business	Cannabis retail business	1,000 feet

Commented [BM54]: Need to define further - can't do this for 6 and under

Commented [BM55R54]: Residential facilities serving 7-16 should be treated as multifamily - I think we just need to take this out completely

Sec. 462.357 MN Statutes

Commented [BM56]: Add in: residential dog boarding

Commented [BM57R56]: Specific home occupation involving animals or loud equipment

§ 157.040 ACCESSORY BUILDINGS AND STRUCTURES.

A. Residential districts

- Accessory building and structure standards are intended to preserve the subordinate relationship between accessory and principal structures while still allowing reasonable flexibility. Clear dimensional limits provide predictability and fairness, while conditional use provisions allow larger structures to be considered on a case-by-case basis to accommodate unique site configurations.
- § 157.0XX HOME OCCUPATION — PERFORMANCE STANDARDS

Commented [BM58]: Address home occupations in accessory buildings - allow same activity as in primary residence, controlling for impacts as indicated in survey preferences

Commented [BM59R58]: @Mojra Hauenstein Does that make sense to do here, or have a "Home Occupations" section within the performance standards section?

Commented [MH60R58]: I added performance standards

Table: Home Occupation Performance Standards

Category	Standard
Noise	The home occupation shall not produce noise, vibration, or sounds that are audible beyond the property line or inconsistent with normal residential activity.
Amplified Sound	Amplified sound, public address systems, or outdoor music associated with a home occupation are prohibited.
Equipment	No equipment or processes shall be used that generate noise, vibration, glare, fumes, or electrical interference detectable beyond the dwelling.
Traffic Generation	The home occupation shall not generate vehicular or pedestrian traffic in excess of normal residential levels .
Customer Visits	No more than one customer or client vehicle shall be present on the site at any one time.
Deliveries	Commercial deliveries, tractor-trailers, or repeated daily service visits are prohibited.
Hours of Operation	Home occupations may operate only between 7:00 a.m. and 9:00 p.m., Monday through Saturday .
Sunday / Holiday Operations	Home occupation activities are prohibited on Sundays and legal holidays. ¹
Exterior Evidence	No exterior evidence of the home occupation is permitted, including signage, outdoor displays, exterior storage, or outdoor work areas.
Location of Activity	All home occupation activities shall be conducted entirely within the dwelling or an approved accessory structure .
Nuisance Prevention	The home occupation shall not create odors, dust, glare, fumes, smoke, vibrations, or interference detectable beyond the property line.
Residential Character	The use shall remain clearly incidental and secondary to the residential use and shall not alter the residential appearance or character of the property.
Compliance	All home occupations shall comply with the city's nuisance ordinance and all applicable state and local regulations at all times.
Conditions & Enforcement	The Zoning Administrator may impose additional conditions or revoke approval if a home occupation no longer complies with these standards. ²

Footnotes

¹ Sunday / Holiday Exception

Low-impact home occupations that involve **no client visits, no deliveries, and no noise detectable beyond the dwelling** (e.g., remote office work) may operate on Sundays or holidays, subject to determination by the Zoning Administrator.

² Higher-Impact Home Occupations

Home occupations that, due to their nature, scale, equipment, animals, or customer interaction, have the potential to exceed these standards may be required to obtain a **Conditional Use Permit or Interim Use Permit**, which may impose stricter limits on:

Hours of operation

Traffic and parking

Noise and sound

Number of clients, animals, or visits

3. Physical Standards. Accessory buildings and structures in **Residential Districts** must follow the standards listed in the following table:

	Accessory Buildings	Accessory Structures
Location	• Front yard: Not allowed • Second front yard on corner lots: Not allowed • Side yard: Allowed • Back yard: Allowed	• Front yard: Not allowed • Second front yard on corner lots: Not allowed • Side yard: Allowed • Back yard: Allowed
Lot Line Setback	Private garages with vehicular access doors facing public alleys shall be 20 feet from the alley right-of-way. For all other accessory buildings, the following setbacks apply: • Front: 30 feet • Second front on corner lots: 20 feet • Side: 5 feet • Rear: 5 feet	• Front: N/A (Not allowed) • Second front on corner lots: 20 feet • Side: 5 feet • Rear: 5 feet
Building Setbacks	• Permanent accessory buildings: 3 feet from any other permanent building on the lot, provided all Building Code requirements are met • Cannot be placed in drainage easeways. • Movable accessory buildings (no solid	• No requirement, provided all Building Code requirements are met • Cannot be placed in drainage easeways. • Movable (no solid foundation) accessory structures: no requirement, provided all Building

	foundation); no requirement, provided all Building Code requirements are met	Code requirements are met
Maximum Number	2	No maximum
Maximum Area	- Gross Floor area shall not exceed a maximum lot coverage of 50% of the yard; and - The lesser of 1,000 square feet or 50 percent of the gross floor area of the principal structure, whichever is less.*	No maximum
Maximum Height**	Roof peak: 25 feet Side wall: 10 feet	No maximum

*An accessory building or buildings may exceed the maximum area as a conditional use, provided:

- No accessory building shall be used for commercial purposes.
- No accessory building other than an ADU shall be used for residential purposes.
- The size, design, construction and location must be similar and compatible with the surrounding area.

**An accessory building may exceed the maximum height as a conditional use, provided:

- The accessory building's setbacks are increased by 10 feet
- The side wall height does not exceed 12 feet

4. Easements and drainage ways. No accessory building or structure shall be located within a utility easement or drainage way, except movable accessory buildings or structures upon approval of the city's public utilities and issuance of a zoning permit; provided that:

- 1) The building or structure shall be constructed on skids and anchored down as required by the Building Department;
- 2) The building or structure shall not exceed 120 square feet in gross floor area; and
- 3) The building or structure shall be removed by the property owner if required for the construction, repair or maintenance of a utility.

5. Design requirements. To ensure that the design and appearance of accessory buildings are appropriate for a residential district, the following design criteria shall apply for all accessory buildings that are greater than 200 square feet in gross floor area.

- a. [Roof shall be pitched with eaves, unless it is a shipping container.]

Commented [BM61]: From client meetings: This brought up discussion of containers as accessory structures

Include a separate section outlining how you can use a shipping container as an accessory structure

Commented [BM62R61]: Please update code
Flagging for us to add this week if possible

- b. Roof materials shall be durable, finished for exterior use, and consistent with the architectural character of the principal structure.
- c. .
- d. **Exterior wall materials** shall be compatible with, and visually relate to, the materials, colors, and design of the principal structure and/or neighborhood.

B. Materials shall not create glare. SHIPPING CONTAINERS AS ACCESSORY STRUCTURES

1. Applicability
 - a. Shipping containers may be used only as accessory structures subordinate to a permitted principal use on the same lot.
 - b. Shipping containers shall not be used as dwelling units, habitable space, principal structures, or for commercial activity involving customers.
2. Permitted Use
 - a. Shipping containers may be used for:
 - 1) Personal storage;
 - 2) Storage of tools/equipment or uses accessory to the principal use;
 - 3) Agricultural or maintenance storage where permitted.
3. Location
 - a. Shipping containers shall comply with all applicable accessory building setback requirements of the zoning district.
 - b. Shipping containers are prohibited in front yards and street-facing side yards.
 - c. Shipping containers shall not be located within drainage, utility, or access easements.
4. Size, Height, and Quantity
 - a. Shipping containers shall be counted as accessory buildings for purposes of:
 - 1) Maximum number of accessory structures;
 - 2) Lot coverage; and
 - 3) Accessory structure area limits.
 - b. Stacking of shipping containers is prohibited.
 - c. Maximum height shall not exceed the accessory structure height limit of the zoning district.
5. **Foundation and Placement.** Shipping containers shall be placed on a permanent foundation or engineered piers or pads designed to prevent movement or settlement. Temporary supports, blocks, or skids are prohibited.
6. Design and Exterior Treatment
 - a. Shipping containers shall be painted, clad, or otherwise finished to match the style of principal residence.

- b. Logos, serial numbers, or advertising visible from public streets or adjacent properties shall be removed or obscured.
- c. Containers shall be maintained free of rust, deterioration, or structural damage.

7. Utilities

- a. Electrical service is permitted only with approved building permit.
- b. Plumbing, gas service, and sanitary facilities are prohibited.

8. **Screening (Residential Districts).** In residential districts, shipping containers shall be fully screened from adjacent residential properties and public rights-of-way in accordance with § 157.070.

9. **Temporary Placement.** Shipping containers may be temporarily placed for construction or moving purposes for up to 90 days, subject to administrative approval. Extensions may be granted for active construction.

C. Use of private garages.

1. Private garage space may be rented to non residents of the property for the storage of personal, non commercial passenger vehicles, light trucks, trailers, or similar equipment, subject to the following:
2. The rented portion of the garage shall not exceed 50 percent of the total garage floor area, or the equivalent of two parking stalls, whichever is greater.
3. The space shall be used solely for private, non commercial storage.
4. No repair, servicing, manufacturing, commercial storage, or business activity shall occur within the rented space.
5. No employees, customers, or business deliveries related to the rented storage shall occur on the property.
6. No exterior signage or exterior storage associated with the rented space is permitted.
7. Prohibited Vehicles.

D. Commercial vehicles and equipment may be stored within a private residential garage, provided such storage does not result in exterior evidence of commercial activity, noise, vibration, or other impacts inconsistent with a residential use. The rental use shall not create traffic, noise, or other impacts inconsistent with the residential character of the property. Commercial and industrial districts.

1. **Physical Standards.** Accessory buildings and structures in Agriculture-Open Space, **Commercial, Industrial, and Mixed Use** districts must follow the standards listed in the following table:

	Accessory Buildings
Location	• Front yard: Not allowed • Side yard: Allowed • Rear yard: Allowed

Commented [B5163]: Confirm with client: should MU and MUN follow residential standards, commercial/industrial standards, or have their own?

Lot Line Setback	• Front yard: Greater of 10 feet behind front building line of principal structure or 10 feet more than the front yard setback of the applicable zoning district • Side yard: Follow setback requirements of the applicable zoning district • Rear yard: Follow setback requirements of the applicable zoning district
Building Setbacks	• Permanent accessory buildings: 5 feet from any other permanent building on the lot, provided all Building Code requirements are met • Movable accessory buildings: no requirement, provided all Building Code requirements are met
Maximum Area	The total gross floor area of all accessory buildings shall occupy no more than 50% of the gross floor area of the principal uses*

* An accessory building or buildings may exceed the maximum area as a conditional use, provided:

- All applicable setbacks are met
- The combined lot coverage of the principal and accessory buildings shall not exceed 85% of the lot, and

The location and appearance of such accessory buildings or structures shall be compatible with the principal structure and/or surrounding neighborhood.

2. Easements and drainage ways. No accessory building or structure shall be located within a utility easement or drainage way, except movable accessory buildings or structures upon approval of the city's public utilities and issuance of a zoning permit; provided that:
 - a. The building or structure shall be constructed on skids and anchored down as required by the Building Department;
 - b. The building or structure shall not exceed 50% of the gross floor area of the principal building; and
 - c. The building or structure shall be removed by the property owner if required for the construction, repair or maintenance of a utility.

(Ord. 827, passed 4-19-1983; Ord. 1116, passed 7-18-1995; Ord. 1145, passed 8-6-1996; Ord. 1260, passed 7-2-2001; Ord. 1304, passed 1-7-2003) Penalty, see § 157.999

Commented [MH64]: This is duplicative language from before and should be in standards tables

§ 157.041 PERMITTED YARD ENCROACHMENTS.

INSERT GRAPHIC HERE

Commented [BM65]: Add a picture or graphic to increase clarity of this section

Permitted Encroachment	Applicable to Setback	Standards

COMPARISON REPORT OF BUILDING DONE IN CITY OF OWATONNA IN YEARS 2025 AND 2026												Ken Beck, Building Official			
	DWELLINGS		ACCESSORY		COMMERCIAL		ADD. & ALT.		DUPLEX/APTS		DEMO	TOTAL			
Month	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	VALUE	NO.	NO.	VALUE		
Jan '25	0	0	0	0	22	13,865,031	85	566,740	0	0	0	107	14,431,771		
Jan '26	0	0	2	1,000	20	4,787,137	107	\$ 761,152.83			5	134	\$ 5,549,289.83		
Feb '25	1	317,000	1	500	40	15,540,396.00	185	1,110,858.11				227	16,968,754.11		
Feb '26	1	461,000	2	1,000	36	5,661,962.00	169	1,173,226.15			5	213	7,297,188.15		
Mar '25	1	317,000	14	51,721	59	17,995,810	278	\$ 1,975,163.16			2	354	\$ 20,339,694.16		
Mar '26	4	1,591,000	9	23,000	46	5,971,140	274	\$ 2,059,257.16			6	339	\$ 9,644,397.16		
Apr '25	6	1,502,000	25	102,117	73	22,381,515	395	3,025,025.86	0	0	3	502	27,010,657.86		
Apr '26															
May '25	7	2,068,000	39	170,017	102	31,555,159.00	567	4,993,234.30			4	719	38,786,410.30		
May '26															
Jun '25	8	2,448,000	51	218,624.33	120	34,423,774.00	740	7,382,208.84			4	923	44,472,607.17		
Jun '26															
Jul '25	10	3,298,000	70	340,568.33	141	37,792,700.00	923	9,366,792.64			4	1148	50,798,060.97		
Jul '26													0.00		
Aug '25	10	3,298,000	86	404,032.00	166	41,045,386.00	1075	11,186,236.26			5	1,342	\$55,933,654.26		
Aug '26													-		
Sep '25	11	3,623,000	102	464,032.00	189	41,567,217.38	1290	13,253,047.25			7	1,599	58,907,296.63		
Sep '26													0.00		
Oct '25	12	4,173,000	118	550,508.77	219	42,658,452.42	1,473	15,124,203.49			9	1,831	62,506,164.68		
Oct '26															
Nov '25	14	4,613,000	124	561,008.77	230	43,761,000.42	1,615	16,723,718.50			10	1,993	65,658,727.69		
Nov '26															
Dec '25	15	4,925,500	125	564,008.77	244	53,804,896.42	1,758	17,666,330.14			10	2,152	76,960,735.33		
Dec '26													0.00		

**Starting April 2023, Commerical and Industrial are combined

Owatonna Building Inspection Department Comparison Report- Construction to Date 2025/2026

Construction Report for Permits Issued through March, 2026

TYPE OF WORK	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	1	317,000		4	1,591,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	14	51,721.00		9	23,000.00	
COMMERCIAL AND INDUSTRIAL PR	59	17,995,810.00		46	5,971,140.00	
RESIDENTIAL ADD. & ALT.	278	1,975,163.16		274	2,059,257.16	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	0	0	0	0	0	0
DEMOLITION PERMITS	2	0		6	0	
TOTAL PERMITS ISSUED	354	20,339,694	0	339	9,644,397	0