



PLANNING COMMISSION MEETING

Tuesday, May 12, 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

1.a. Planning Commission Agenda - May 12, 2026

2. Approval of Last Meeting Minutes

2.a. Approve Planning Commission Minutes - April 14, 2026 meeting

3. Public Hearings

3.a. Application No. RZ-11: B-2 to PUD at 2250 Austin Road

4. Downtown Parking Committee Requests

4.a. None

5. Other Business

5.a. Election of Officers

5.b. Zoning and Subdivision Ordinance Process Discussion Items

5.c. Building Permit Updates

5.d. Updates on Previous Items

6. Adjournment

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

Owatonna Planning Commission Agenda

Tuesday, May 12, 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 April 14, 2026 meeting
2. Public Hearings
 - A) Application No. RZ-11, by John Schulte, Jones, Haugh & Smith on behalf of Northland Farm Systems Inc., requests for a zone change from B-2, Community Business District to PUD, Planned Unit Development for the purposes of adding a new multi-use building including storage, showroom, and offices for the property located at 2250 Austin Rd.
3. Downtown Parking Committee Requests

None
4. Other Business
 - A. Election of Officers
 - B. Zoning & Subdivision Ordinance Process Discussion Items
 - C. Building Permit Updates
 - D. Updates on Previous Items
5. Next Meeting – May 26, 2026
6. Adjourn

OWATONNA PLANNING COMMISSION MINUTES FOR APRIL 14, 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, Nick Peake, and Jim Joachim. Commissioner absent: Dave Effertz. 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 March 10, 2026. All Commissioners voting Aye, the motion carried.

Application CUP-4 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 for an overnight retreat designed for small groups, with a focus on crafting and creative activities, for the property located at 2373 7th Avenue NE, was presented by Planning Specialist Emma Bransford. (Refer to report on file.) She said that the applicants did hold an information neighborhood meeting on February 23, 2026. Public hearing for CUP-24 opened at 5:37 pm. Michelle O'Dell, who lives on 7th Avenue NE, said she didn't know about this before, but does not have any objections. She asked if they have started work on the interior of the building. She said no other neighbors are worried and that they should go for it. Sandra Sperry, 2445 7th Avenue NE, said she got a letter that invited them to the neighborhood meeting, and there were three or four households who came to that meeting. The public hearing closed at 5:38 pm. Community Development Manager Greg Kruschke said that they have not issued a building permit for this project, but there is a lot of work that can be done without permits like painting and flooring. Joachim said that he takes it all neighbors have been informed. Planning Specialist Bransford said that notices were sent for the public hearing. Eickhoff said aside from the overnight stays, it's not that much different than the previous church use. Springer-Gasner said it is a good use of the building, and it will be good that someone is maintaining it. A motion was made by Springer-Gasner and seconded by Wilson to recommend City Council approval of CUP-24, a request to construct Happy Little Haven as a minor PUD at 2373 7th Avenue NE with 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.

All commissioners voting Aye, the motion carried.

Planning Specialist Emma Bransford said that 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 driveway access has been postponed. The applicant has requested that the request be postponed until the April 28, 2026 meeting as they are still figuring some things out. Public hearing opened at 5:41 pm. No comments were made regarding this request. Public hearing closed at 5:42 pm. A motion was made by Peake and seconded Joachim to table Application VAR-25 until April 28, 2026. All Commissioners voting Aye, the motion passed.

Community Development Manager Greg Kruschke and Planning Specialist Emma Bransford gave an update on the Zoning and Subdivision Ordinance Process. There was discussion on garage sidewall heights, side yard deck setbacks, and detached accessory dwelling units.

Community Development Manager Greg Kruschke gave an update on previous items and presented the monthly Building Permit Reports. He said that four single family house permits have been issued through March with seven house plans in review. There has also been a permit issued for a four-plex as well as a three-plex permit that is ready to go.

A motion was made by Joachim and seconded by Peake to adjourn the meeting at 6:11 pm. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager

May 7, 2026

To: Planning Commission

From: Community Development Department

RE: Application No. RZ-11, by John Shulte, Jones, Haugh & Smith on behalf of Northland Farm Systems Inc., requests for a zone change from B-2, Community Business District to PUD, Planned Unit Development for the purposes of constructing a new multi-use building including storage, showroom, and offices on the property located at 2250 Austin Rd.

Application Review:

Applicant: John Shulte, Jones, Haugh & Smith

Owner: Northland Farm Systems Inc.

Legal Description: Part of the Northeast Quarter of Section 22, Township 107 North, Range 20 West,

Existing Zoning: B-2, Community Business District

Existing Land Use: Open Sales, Offices, Storage

Adjacent Zoning & Land Uses: North: B-2, Community Business District

South: Highway 14, Steele County

East: PUD, Planned Unit Development

West: R-3, Single and Two-Family Residential District

Report Attachments:

1. Location Map
2. Civil Plans
3. Architectural Plans
4. Landscaping Plan
5. Narrative
6. Engineering Letter

Proposed Development:

- Northland Farm Systems Inc., requests for a zone change from B-2, Community Business District to PUD, Planned Unit Development for the purposes of constructing a new multi-use building including storage, showroom, and offices on the property located at 2250 Austin Rd.

Current Conditions

- The primary use of the lot is outdoor farm equipment sales.
- The primary building on the site is used as a repair shop and for office space.
- The property has two 9,000 sq ft and 4,800 sq ft accessory buildings used for storage and washing bays.
- Both accessory buildings were constructed through previously approved conditional use permits in 2014 and 2016.
- Six temporary shipping containers are also being used for storage on the property. These have been in use since 2016, with ongoing plans for removal.
- The property has a fenced in outdoor storage area on the northwest side of the property.

Proposed Building

- A new 10,000 sq ft mixed-use building is proposed for office, showroom, and storage purposes.
- The new building will be constructed of materials consistent with the existing structures on the property.
- The building is planned to have an 18-foot sidewall height with a 3:12 roof slope.
- The building will maintain a 30-foot setback from the property line along Austin Rd.
- Access to the storage area will be provided through two-10-and 16-foot overhead garage doors.
- With the proposed building included, total building coverage on the lot will be about 7 percent, meeting the maximum building coverage requirement of 50 percent.

Access and Parking

- The site currently provides 12 parking stalls.
- The new building will add 25 additional parking stalls, meeting parking requirements.
- Most of the property, including the equipment display area, is surfaced with gravel.
- Staff is conditioning that the applicant either pave the access point from 22nd Street or gate the access to prevent public use.
- Access from Austin Rd. will serve the proposed building and will remain unchanged.

Landscaping

- The property currently has 25 trees located along Austin Rd and 22nd St.
- Five trees will need to be removed to allow construction of the new building.
- Trees removed for construction will be relocated elsewhere on the property.

- The applicant hopes to keep the pine tree to the north of the existing building. If removal becomes necessary, it will be replaced with a new pine tree.
- Staff is conditioning the north side of the property be screened from view from 22nd St. Construction equipment and outdoor storage that are visible from the right-of-way must be screened to minimize visual impacts on neighboring properties and the surrounding area.

Signage

- No new signage is proposed at this time.
- The property currently has an approved variance for a freestanding digital sign facing Highway 14.

Utilities and Stormwater

- The new building will be served with utilities.
- The applicant has outstanding public works permits associated with previous projects on the property. All requirements identified by Public Works staff must be addressed, and all prior permits must be closed out before any new permits may be issued.

Public Comment:

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

Staff Review:

Staff feels that the proposed rezoning would fit in with the surroundings and the desired use of this property as designated within the Comprehensive Plan. Staff is recommending approval of the rezoning property from B-2, Community Business District to PUD, Planned Unit Development for the property located at 2250 Austin Rd with the following conditions:

1. All storage containers must be removed from the property prior to CO issuance.
2. All future additions will require approval through a PUD amendment.
3. The property must be screened along the northern property line in accordance with Section 157.070 of City Code.
4. The north entrance on 22nd St SE shall either have the access drive paved or secured to not allow public traffic.
5. All items in the City Engineers memo must be addressed.
6. Any signage on the property that does not have an approved permit must be removed, including all signage affixed to trailers.
7. All new signage must obtain sign permits.
8. If the applicant changes the use of any existing building a change of occupancy permit must be approved before final occupancy of the new building.
9. Junk vehicles, equipment, and parts shall be removed from the property in timely manner.



RZ-11 Northland Farm Systems B-2 to PUD
2250 Austin Rd

250

Feet

N



OWNER INFORMATION

NORTHLAND FARM SYSTEMS
KELLY KATZUNG
2250 AUSTIN ROAD
OWATONNA MN 55060

507-390-2416
kelly@northlandfs.com

ZONING INFORMATION

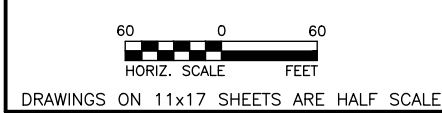
PROPERTY AREA: 12.53 ACRES

CURRENT ZONE: B-2
SETBACKS:
FRONT: 30'
REAR: 20'
SIDE: 10'

EXISTING LOT COVERAGE: 0.66 ACRES

LEGEND

- = Catch Basin
- = Cable TV
- = Curb and Gutter
- = Chainlink Fence
- = Clean Out
- = Center of Channel
- = Corrugated Metal Pipe
- = Curb Stop
- = Cast Iron
- = Concrete Sidewalk
- = Driveway
- = Electric
- = Electric Meter
- = Electric Vault
- = Fire hydrant
- = Gas Main
- = Gas Meter
- = Guy Anchor
- = Invert Elevation
- = Light Pole
- = Overhead
- = Painted Utility Location
- = Polyvinyl Chloride
- = Power Pole
- = Power Pole with luminaire
- = Record Utility Location
- = Reinforced Concrete Pipe
- = Sanitary Manhole
- = Storm Manhole
- = Telephone Pedestal
- = Telephone
- = Traffic flow direction
- = Traffic arrow painted on ground
- = Underground
- = Vitrified Clay Pipe
- = Water Main
- = Deciduous Tree
- = Coniferous Tree
- = EXISTING ELEVATION CONTOUR LINE



REV.	BY	DATE	REVISION DESCRIPTION

JONES HAUGH SMITH
Engineers + Surveyors
415 West North Street Owatonna, MN 56045-4598

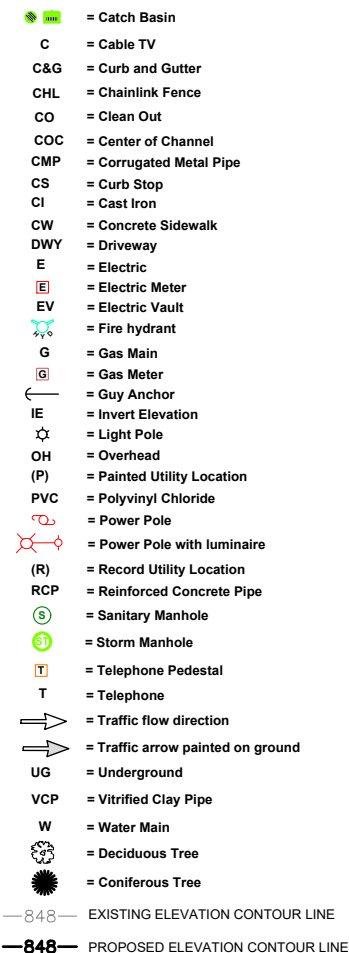
DESIGNED: JHS
DRAWN: JHS
CHECKED: BW
Date: 4/13/26
DWG: 26-

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 Professional Engineer under the laws of the State of Minnesota.

John H. Schulte V
License No. 44639 Date: 4/13/26

NORTHLAND FARM EQUIPMENT
PART OF SW1/4 NE1/4 22-T107N-R20W
PLANNED UNIT DEVELOPMENT
EXISTING CONDITIONS

SHEET
1
OF
3



NORTH STORAGE BUILDING
OVERALL AREA: 9073 SF
6079 SF COLD STORAGE
2294 SF WASH BAY

MIDDLE PARTS BUILDING: 4888 SF PARTS STORAGE

REPAIR SHOP - 14795 SF SHOP, SUPPLIES STORAGE, SHOP OFFICE

PROPOSED BUILDING
OVERALL AREA: 10080 SF
5040 SF PART STORAGE
5040 SF RETAIL / OFFICE

CLASSIFICATION:
RETAIL SALES AND SERVICE WITH 50% OR MORE GROSS FLOOR AREA DEVOTED TO
STORAGE

PARKING REQUIREMENT:
8 SPACES PLUS ONE SPACE FOR EACH EMPLOYEE ON THE MAXIMUM SHIFT

NUMBER OF EMPLOYEES: 26
NUMBER OF STALLS REQUIRED: 8 + 26 = 34 WITH 1 ADA VAN SPACE

PARKING PROVIDED:
PROPOSED BUILDING - 25 WITH 1 ADA VAN SPACE
REPAIR SHOP - 12

TOTAL: 37 STALLS

EXISTING IMPERVIOUS SURFACE:	8.74 AC
PROPOSED IMPERVIOUS SURFACE:	9.02 AC
RECONSTRUCTED IMPERVIOUS SURFACE:	0.37 AC
FUTURE IMPERVIOUS SURFACE:	0.00 AC

INCREASED IMPERVIOUS AND RECONSTRUCTED AREAS MITIGATED BY AREAS
TREATED BY FILTRATION BASIN IN SE CORNER OF SITE BY PREVIOUS PROJECT

EXISTING BASIN PROVIDES 13199 CF OF WQV PER 10/30/24 AS-BUILT BY JHS.

1" WQV TREATMENT REQUIRED:

PREVIOUS PROJECTS: (PER 7/15/24 JHS DRAINAGE MEMO)
79051 SF NEW IMPERVIOUS
4356 SF RECONSTRUCTED HARD SURFACE

THIS PROJECT:
12351 SF NEW IMPERVIOUS
18161 SF RECONSTRUCTED HARD SURFACE

TOTAL WQV REQUIRED: $(79051+4356+12351+18161) \times 1" = 9493 \text{ CF}$



DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION
-	-	-	-



415 West North Street Owatonna, MN 507-451-4598

DESIGNED:	JHS5
DRAWN:	JHS5
CHECKED:	BJJ
Date:	4/13/26
DWG:	26-

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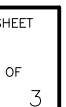

John H. Schulte V
License No. 44639 Date: 4/13/26

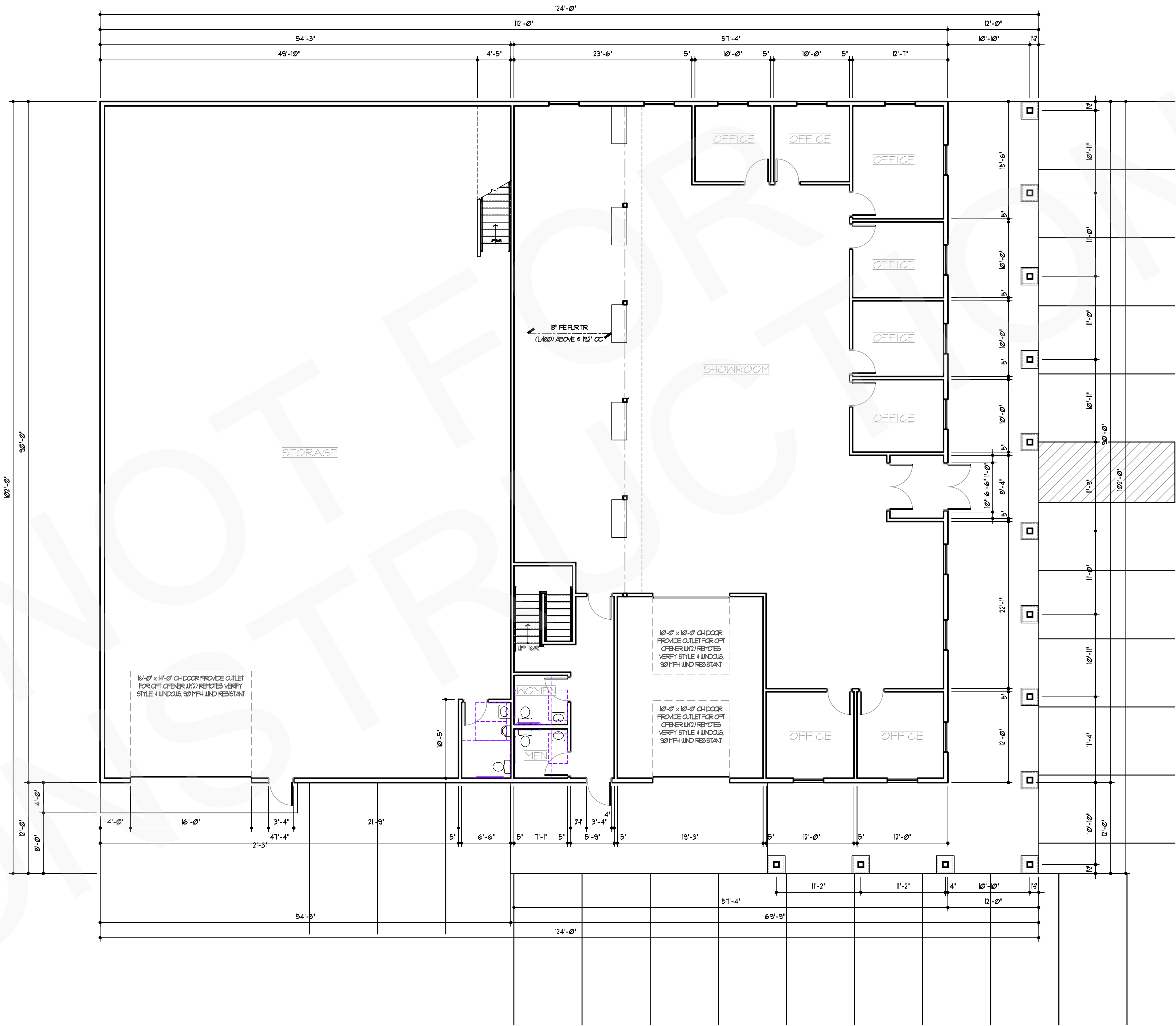
NORTHLAND FARM EQUIPMENT
PART OF SW1/4 NE1/4 22-T107N-R20W
PLANNED UNIT DEVELOPMENT
PUD SITE PLAN

SHEET
2
OF
3

	= Catch Basin
C	= Cable TV
C&G	= Curb and Gutter
CHL	= Chainlink Fence
CO	= Clean Out
COC	= Center of Channel
CMP	= Corrugated Metal Pipe
CS	= Curb Stop
CI	= Cast Iron
CW	= Concrete Sidewalk
DWY	= Driveway
E	= Electric
	= Electric Meter
EV	= Electric Vault
	= Fire hydrant
G	= Gas Main
	= Gas Meter
	= Guy Anchor
IE	= Invert Elevation
	= Light Pole
OH	= Overhead
(P)	= Painted Utility Location
PVC	= Polyvinyl Chloride
	= Power Pole
	= Power Pole with luminaire
(R)	= Record Utility Location
RPC	= Reinforced Concrete Pipe
	= Sanitary Manhole
	= Storm Manhole
	= Telephone Pedestal
T	= Telephone
	= Traffic flow direction
	= Traffic arrow painted on ground
UG	= Underground
VCP	= Vitrified Clay Pipe
W	= Water Main
	= Deciduous Tree
	= Coniferous Tree
—848—	EXISTING ELEVATION CONTOUR LINE
—848—	PROPOSED ELEVATION CONTOUR LINE

- ① 4" PVC SCHED. 40 SEWER SERVICE WITH CLEANOUT.
- ② 1" PE WATER SERVICE
- ③ RE-ROUTE 6" WATER SERVICE TO EXISTING BUILDING
- ④ 9'x20' PARKING STALLS TYP. 4" WHITE LATEX PAINT





FLOOR PLAN
SCALE: 1/8"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

THESE DRAWINGS SPECIFICATIONS DESIGN & CONCEPTS ARE & SHALL REMAIN THE PROPERTY OF Trimension Design & SHALL NOT BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY OTHER WORK OR PROJECT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF Trimension Design. VISUAL CONTRACT WITH THIS NOTATION SHALL CONSTITUTE EVIDENCE OF THESE RESTRICTIONS.

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date: _____ Reg. #40507

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Rochester, MN 55902
PHONE (507) 286-7869
aaron@thedesigndconnection.net
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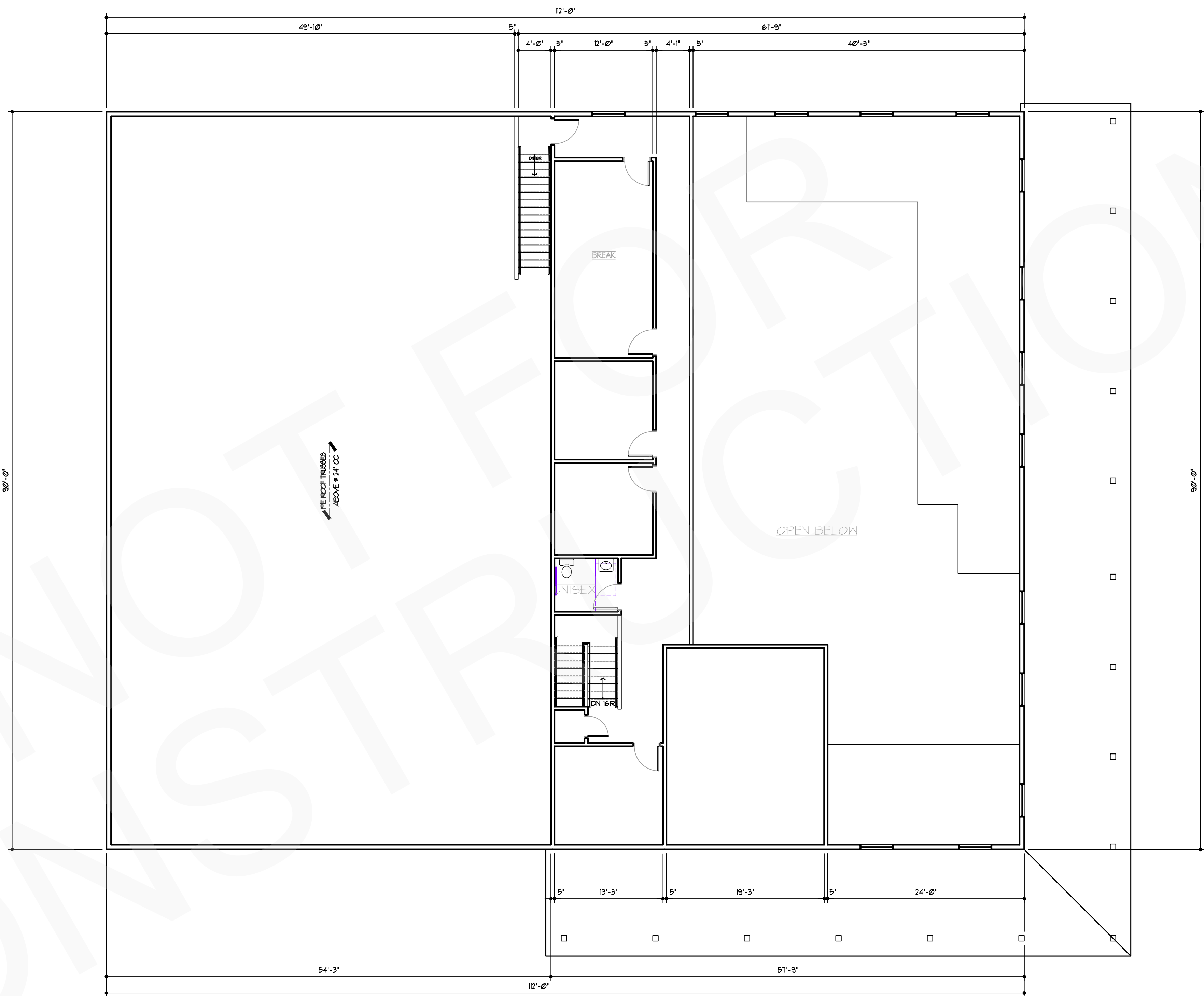
DESIGN REVIEW
NOT FOR
CONSTRUCTION

NORTHLAND SHOWROOM
NORTHLAND FARM SYSTEMS
2250 AUSTIN RD
OWATONNA
MINNESOTA

PROJECT #:	25365
DRAWN BY:	BMD/AJT
CHECKED BY:	BS/CP
PRELIM DATE:	APRIL 17, 2026
BID SET DATE:	
FINAL SET DATE:	
REVISION:	
PRINTED:	Apr 21, 2026

MAIN LEVEL
FLOOR PLAN

A1.0



1

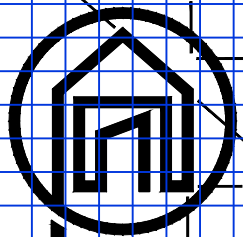
MEZZ FLOOR PLAN

SCALE: 1/8"=1'-0" (22" x 34")
SCALE: HALF SCALE (11" x 17")

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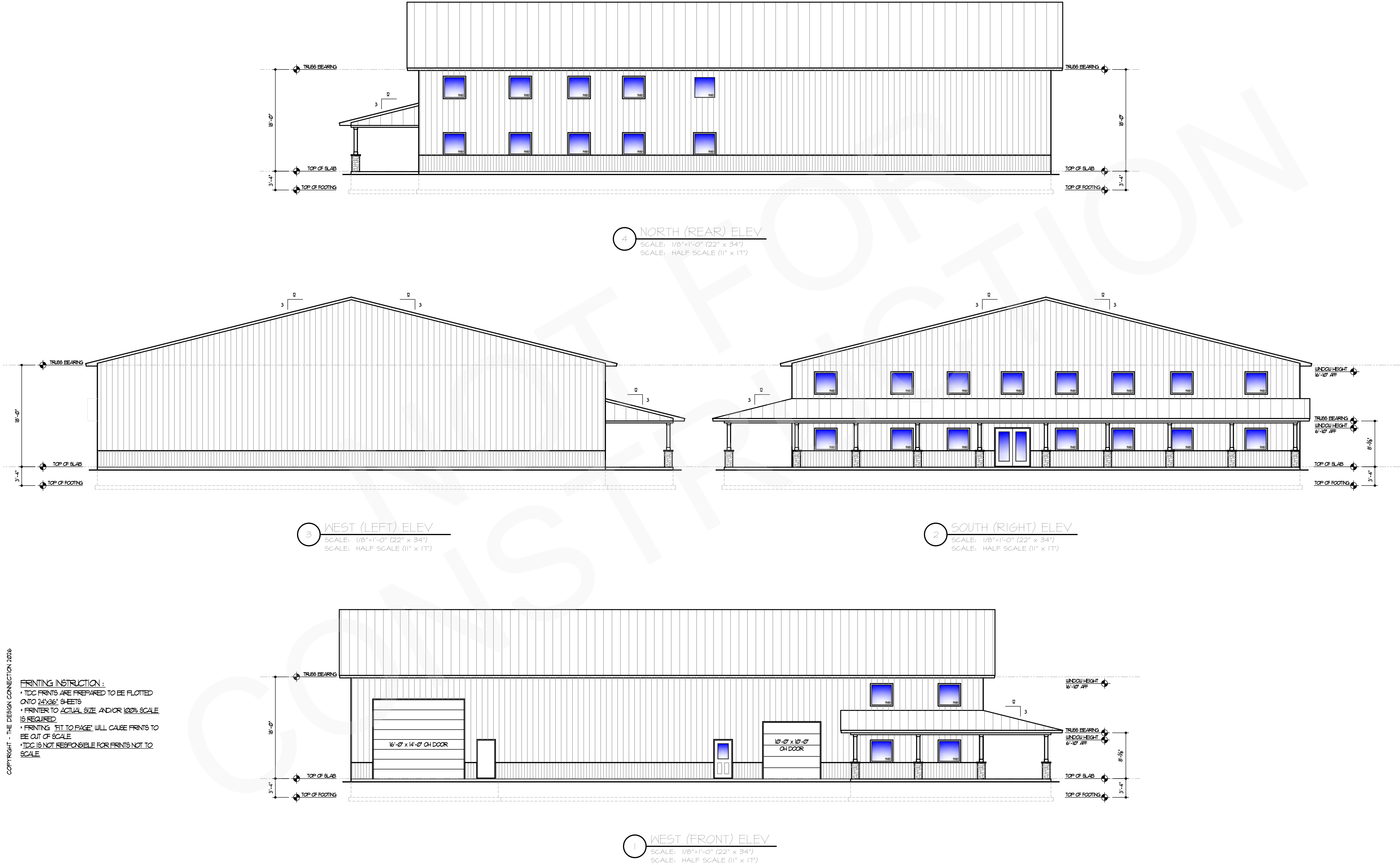
NORTHLAND SHOWROOM
NORTHLAND FARM SYSTEMS
2250 AUSTIN RD
OWATONNA
MINNESOTA

PROJECT #: 25365
DRAWN BY: BMD/AJT
CHECKED BY: BS/CP
PRELIM DATE: APRIL 17, 2026
BID SET DATE: _____
FINAL SET DATE: _____
REVISION: _____
PRINTED: Apr 21, 2026

UPPER LEVEL
FLOOR PLAN

A2.0

PRINTING INSTRUCTION :
• TDC PRINTS ARE PREPARED TO BE PLOTTED ONTO 24x36" SHEETS
• PRINTER TO ACTUAL SIZE AND/OR 100% SCALE IS REQUIRED
• PRINTING "FIT TO PAGE" WILL CAUSE PRINTS TO BE OUT OF SCALE
• TDC IS NOT RESPONSIBLE FOR PRINTS NOT TO SCALE



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date: _____ Reg. #40507

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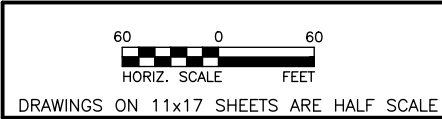
DESIGN REVIEW
NOT FOR
CONSTRUCTION

NORTHLAND SHOWROOM
NORTHLAND FARM SYSTEMS
2250 AUSTIN RD
OWATONNA
MINNESOTA

PROJECT #: 25365
DRAWN BY: BMD/AJT
CHECKED BY: BS/CP
PRELIM DATE: APRIL 17, 2026
BID SET DATE: _____
FINAL SET DATE: _____
REVISION: _____
PRINTED: Apr 21, 2026

EXTERIOR
ELEVATIONS

A3.0



REV.	BY	DATE	REVISION DESCRIPTION

Landscape Plan
prepared by Nagel
Sod & Nursery

DESIGNED: JHS	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 Professional Engineer under the laws of the State of Minnesota. John H. Schulte V License No. 44639 Date: 4/13/26
DRAWN: JHS	
CHECKED: BU	
Date: 4/13/26	
DWG: 26-	

NORTHLAND FARM EQUIPMENT
PART OF SW1/4 NE1/4 22-T107N-R20W
PLANNED UNIT DEVELOPMENT
PUD LANDSCAPE PLAN

SHEET
1
OF
1



2250 Austin Road | Owatonna, MN 55060

507-451-3131

www.northlandfarmsystems

John,

Our purposed project that we have drawn up is meant to allow Northland Farm Systems to upgrade our Sales and Parts Department. Also, the purposed project will allow us the capacity to grow our business at our current location.

Regards,

Kelly Katzung

Northland Farm Systems Inc

President/Sales

507- 390- 2416



Date: May 5, 2026

Project: Northland Farms Expansion

Address: 2250 Austin Road

Zoning Permit: RZ-11

Applicant: John Schulte

Staff Review Comments:

General

1. All construction activity shall be consistent with the most current Stormwater Management Code 52.00, design standards, and guidance documents, at the time of permitting.
2. Ensure that any relevant Public Works permits are obtained as necessary.
 - a. City Grading Permit coverage will be required if any disturbance occurs that is greater than 5,000 square feet.
 - b. A Right-of-Way Permit will be required If any construction occurs within the right-of-way.
 - c. A Driveway Permit will be required If any sidewalk, driveways or curb cuts are modified or added.
 - d. All typical permit termination requirements shall be met.
3. All outstanding Public Works permits related to the property are required to be closed before any new permits will be issued. Any outstanding requirements related to open permits must be met prior to closeout, including those related to the existing permanent stormwater management system listed below.

Permanent Stormwater Management

1. Restore and clean the filtration basin, including the removal of deposited sediment at the northern edge of the basin.
2. Establish or reestablish vegetation in areas of exposed and minimally covered soil along the filtration basin, particularly on the northern edge.
 - a. Provide perimeter control along the filtration basin media in these areas until vegetation is established.

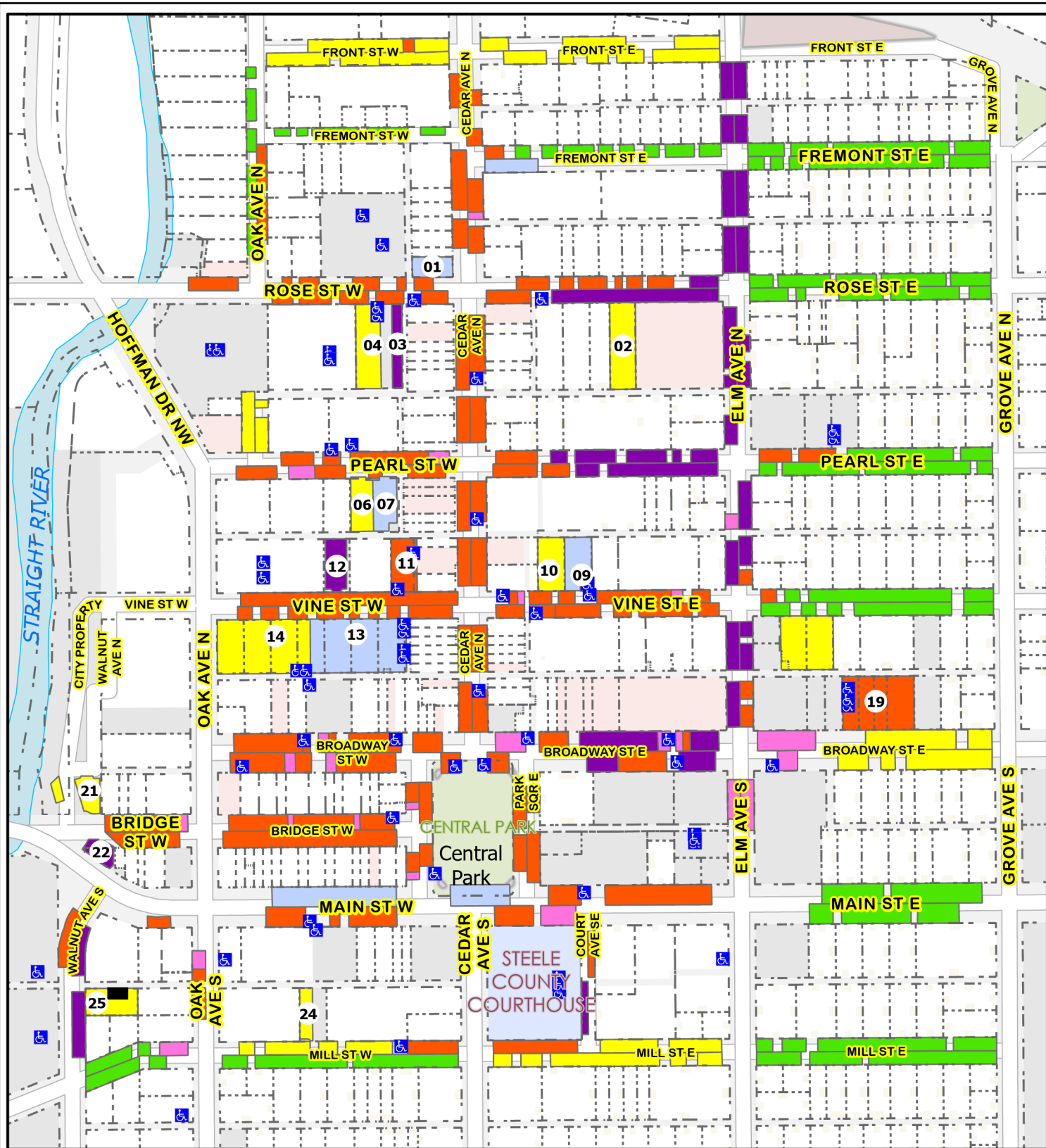
Should you have any questions, please call (507) 444-4350.

■ 540 WEST HILLS CIRCLE | OWATONNA, MN 55060-4701 | OWATONNA.GOV | 507.444.4350 ■

Thank you,



Sean Murphy
Director of Public Works and City Engineer



Downtown Owatonna Public Parking

Parking Key

Accessible Space	Time Limits
Electric Vehicle Space	30, Minute
	2, Hour
	4, Hour
	21, Hour
	24, Hour
	48, Hour

Parking Information

Posted time limits in lots and on streets are enforced year round.
No parking from 2 AM to 5 AM for time limits less than 24 hours.

Information

Owatonna Law Enforcement Center	507-444-3800
Owatonna Area Chamber of Commerce & Tourism	507-451-7970
www.owatonna.org	
Owatonna City Hall	507-444-4340
www.owatonna.gov	
Owatonna Fire Department	507-444-2454



CITY OF
OWATONNA
Rev. May 2026

DATE: May 6, 2026
TO: Planning Commission
FROM: Community Development Dept. – Greg Kruschke
SUBJECT: 2026 Election of Officers

Purpose:

The Planning Commission is required by their By-Laws to annually elect a President and a Vice-President at their first meeting after May 1. Last year the Commission elected Kelly Rooks to serve as President and Nick Peake to serve as Vice – President. The Planning Commission does not have any term limits with regards to its elected officers.

Action Required:

Elect a President and Vice-President for the next year.



TO: Planning Commission

FROM: Community Development Department

DATE: May 12, 2026

SUBJECT: Zoning and Subdivision Ordinance Progress Update

These four items are the latest discussion items with our update. Staff is seeking directions and recommendations as we continue to move forward. The recommendations will be forwarded to the City Council for their direction on drafting the code.

A. 2 Car Garage Requirement

Code currently states the following:

(G) Every single- and two-family residential structure hereafter erected shall be so located on the lot so that at least a two-car garage, either attached or detached, can be located on said lot

As we continue to progress forward with our code update this item has arisen as a question. Assuming we move forward with smaller lot sizes this starts to become problematic and not feasible. These types of requirements also become questionable legally on how you enforce them. Finally, because market conditions tend to drive development decisions, it is worth considering whether this type of requirement is still necessary for the city to maintain.

B. Front Deck /stoop / patio setbacks

Currently the code provides some confusing language as follows:

(C) Patios may encroach into the required front yard setback provided that such patio shall not encroach more than 15 feet into the required front yard setback or shall be closer than ten feet from the front lot line.

(2) Such deck, step or stoop shall not encroach more than ten feet into the required front yard setback or shall be closer than 15 feet from the front lot line.

Generally speaking, the math alone creates confusion. Code does allow setback encroachments to match the neighbors, which is a very helpful provision. Staff is looking for options to make the above language easier, clearer, and more helpful.

Options include:

- 1) Leave as is
- 2) 50% or xx% of the distance to the front property line
- 3) Every property has a 10' or xx' setback

C. Home Occupation Standards

Staff would like to have a discussion on what is allowable as a home occupation and what that looks, sounds and feels like. It is important to balance allowing residents flexibility to operate businesses from their homes while also considering impacts on neighboring properties and the surrounding neighborhood.

These are generally the toughest code enforcement complaints staff has to address. Below are the current rules:

HOME OCCUPATIONS. Any gainful occupation engaged in by the occupants of a dwelling at or from the dwelling. Such activity shall be clearly incidental and secondary to the residential use of the premises. Permissible **HOME OCCUPATIONS** shall not include the conducting of a retail business other than by mail, manufacturing business or a repair shop of any kind on the premises, except television, shoe and small appliance repair, and no stock in trade shall be kept or sold, except that which is clearly accessory to the principal use. No other than persons residing on the premises shall be employed and no mechanical equipment shall be employed that is not customarily found in the home and no more than one room may be devoted to home occupation use. Such **HOME OCCUPATION** shall not require internal or external alterations to involve construction features not customarily found in dwellings. The entrance to the space devoted to such occupations shall be within the dwelling. There shall be no exterior display, no exterior signs, except as allowed in the sign regulations for the zoning district in which such home occupation is located. There shall be no exterior storage of equipment or materials used in the home occupations. No **HOME OCCUPATION** shall be permitted which results in or generates more traffic than one car for off-street parking at any one given point in time. Permissible **HOME OCCUPATIONS** include, but are not limited to, the following: beauty shops; art studio, dressmaking; special offices of a clergy member, lawyer, architect, engineer, accountant or real estate agent or appraiser, when located in a dwelling unit occupied by the same; and teaching, with musical, dancing and other instruction limited to one pupil at a time.

Questions we have include hours of operation as well as permitted uses:

- Should home occupations be allowed to operate 24/7 365, or should it be limited to a defined timeframe such as 7:00 am to 10:00 pm, Monday through Friday, or some other standard in between?
- What about the types of uses. We would not recommend allowing auto repair.

D. Trash Enclosure Standards

We currently do not have any standards on what a trash enclosure should look like. Staff would like to have a discussion on acceptable materials and what the expectations are.

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	10	3,375,000	28	141,139	63	7,888,040	419	\$ 3,839,674.11	4	1,000,000	6	530	\$16,243,853.11		
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 April, 2026

TYPE OF WORK	2025 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units	2026 PERMITS ISSUED	PERMITS ISSUED FOR CONSTRUCTION COST	Units
NEW DWELLINGS	6	1,502,000		10	3,375,000	
ACCESSORY BUILDINGS (INCLUDES GARAGES, UTIL. BLDGS, SW. POOLS, ETC.)	25	102,117.00		28	141,139.00	
COMMERCIAL AND INDUSTRIAL PERMITS	73	22,381,515.00		63	7,888,040.00	
RESIDENTIAL ADD. & ALT.	395	3,025,025.86		419	3,839,674.11	
DUPLEXES & APTS. (INCLUDES ATTACHED SF)	0	0	0	4	1,000,000	0
DEMOLITION PERMITS	3	0		6	0	
TOTAL PERMITS ISSUED	502	27,010,658	0	530	16,243,853	0