

OWATONNA PLANNING COMMISSION MINUTES FOR JUNE 25, 2024

The Owatonna Planning Commission met in regular session at 5:30 p.m. in the Charles S. Crandall Center – Chambers at City Hall with Chairperson Kelly Rooks conducting the meeting. Present at roll call were Commissioners Rachel Springer-Gasner, Kelly Rooks, John Eickhoff, Nick Peake, and David Effertz. Commissioners Mark Meier and Mark Wilson were absent. Community Development Manager Greg Kruschke, Planning Specialist Ashley Zidon, and Administrative Technician Kristen Kopp were also present.

A motion was made by Springer-Gasner and seconded by Eickhoff to approve the minutes of the regular meeting of June 11, 2024. All Commissioners voting Aye, the motion carried.

Conditional Use No. CUP-13; which is a request by Matthew Kern, to allow for two self-storage buildings to be constructed on the subject properties located at 290 & 320 26th Street NW, as well as a minor PUD to change the proposed joint access and off street parking; was presented by Community Development Manager Greg Kruschke. (Refer to report on file.) Public hearing opened at 5:37 pm. Matthew Kern said he said he's seen the demand for these types of units in Owatonna. He already verbally has several units leased. He's trying to identify the right land for it and he designed it for this capacity. Peter Urberg, 196 Cedar Cove Lane NW, said he lives across the street. It looks like a good layout and said that Matt should be able to build a building of the same size as the existing storage building. He asked if it was appropriate to require foliage in his installation. Public hearing closed at 5:40 p.m. Springer-Gasner said it's a good use of space. A motion was made by Springer-Gasner and seconded by Peake to recommend City Council approval of CUP-13, a request to allow for two self-storage buildings to be constructed on the subject properties and a request to amend the minor PUD to change the proposed joint access and off street parking areas with the following conditions:

- 1) A masonry or stone wainscoting shall be added to the south elevation of the building to tie in with the other structures in the development.
- 2) A 5 foot setback shall be provided from the south property line to the back of curbing on the access drive.
- 3) Landscaping shall be installed on these lot as discussed in the report. A plan shall be submitted prior to a building permit being issued.
- 4) A Maintenance Agreement for existing stormwater BMP and accompanying access easements will be required prior to Grading Permit approval. No building permit will be issued until a stormwater management plan and grading permit are approved.
- 5) All retaining walls shall be located outside of the utility easements.
- 6) Trash shall be regularly picked up on site.
- 7) Exterior storage is not permitted.

All Commissioners voting Aye, the motion carried.

Community Development Manager Greg Kruschke gave an update on previous items. City Council approved the school district requests at their last meeting as well as the Habitat house. The Habitat board was able to meet with the concerned neighbor and work through most of their issues after the Planning Commission meeting. Cashman Addition No. 3 was approved as well.

A motion was made by Eickhoff to adjourn and seconded by Effertz at 5:43 p.m. All Commissioners voting Aye, the motion carried.

Respectfully Submitted,

Greg Kruschke
Community Development Manager