

MINUTES OF PLANNING COMMISSION MEETING

March 7, 2011

Pursuant to due call and notice thereof, a special Planning Commission meeting was held at City Hall on the 7th day of March, 2011 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Nelson, Dean, Sannes, Ferris and Egger.

THE FOLLOWING WERE ABSENT: Borgstrom

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin, Deputy Clerk Linda Rappe, City Administrator Lenth, Cris Gastner, Dorothy and Jim Larsen, John Buckingham, John Talcott, Rick Erpelding, Jan and Greg Naig, Duane Burton, Judy Wagener and Don Sheehan

CALL TO ORDER: Chairman Nelson called the meeting to order at 6:30 PM.

OPEN PUBLIC HEARING FOR COMPREHENSIVE PLAN: Chairman Nelson opened the public hearing with the statement that the Comprehensive Plan Committee has looked long and hard at where the growth is, where the traffic patterns are to come up with this plan.

Rick Erpelding, 610 1st Ave NW – Pg 27 Adopt a vehicle fleet policy, if this implies that something other than what is in place is to be pursued, he wanted to discourage this since he is a state employee and they have a fleet management policy, he doesn't believe this is a cost saving but a cost spending policy. He believes that there is fact information we are leaving out without the newest census numbers incorporated and only using 1990-2000 data. Repeated reference to bike paths and walking paths and believes that there should be utilitarian reference along with these and not just recreational systems. Page 2 bullet point two, the later part of that sentence, there is not a reference that the plan is subservient to economic conscience of not raising taxes and fees. Is it appropriate to assess the citizens of Kasson fees such as stormwater fees? We need natural resource protection and not to use stormwater funds for projects such as Masten Creek. He thanked the commission for the work that was put into this document.

John Talcott, 306 5th Ave NE – wanted to know if what was said last week at the public information meeting would be incorporated into this meeting. Nelson stated that all comments were recorded and will be brought before the Commission next week at their regular meeting to consider along with the comments from this meeting. Talcott is concerned with what is not in the plan, such as 2010 census results, reference to our sister city Mantorville, and now thinking about the flooding that occurs. He stated that we all want to do what is best for the City and now is the Commissions chance to listen to the residents. When this is in place the land use plan is pretty much law and the Commission then acts as a judicial body so it very important to get the land use right. What he sees as drivers of this, is traffic and that we are under served by the retail business. The traffic on his street has increased with the building of the new Middle School but does not want his street to become commercial, there is more traffic on Mantorville Ave but does not think that should be commercial either. Traffic on Mantorville Avenue is not looking to purchase anything they are just trying to get from their house to Highway 14. Traffic patterns change and does not think that traffic patterns should dictate where commercial development goes. How did we decide that we are underserved in the retail area? Martin stated that this is calculated by population and the number of square footage of retail space. Talcott stated that since we are so close to "big box" stores but does not feel we are underserved. Talcott stated the section of Mantorville ave from 1st st. to 7th st should stay older core residential and he does not

want to see commercial there. Talcott wants to protect the park areas by surrounding it by residential. He can foresee Commercial development more north on Mantorville Ave but only at the natural waterway. He doesn't think the Comp plan is not good he just takes issue with parts of it. Talcott also thinks we are ignoring the downtown. Thinks we should pull traffic off of 14 into the downtown area. He wants the public hearing kept open.

Duane Burton, 2001 11th Ave NE – wants to make sure that comments from the public information meeting last week are incorporated. Wants to thank everyone for their effort they have put into this. He does believe that is not a good starting point but it should be an amendment to what is already the official document, since there is no reference to the current document in the new one. There should be continuity with the original document and the effort of the people who created the original document. Burton believes that this document and the land use plan should be married to a transportation map. He also thinks that 1st to 7th St should be residential, he also believes that the two commercial properties that are on N Mantorville Ave should be the starting point north for Commercial and the rest of Mantorville Ave S should be Residential Commercial. Large lots on N Mantorville avenue should be preserved for the diversity. He thinks there should be more information in the comp plan for stormwater drainage and on the stormwater management and there should be a dedicated section for that. He believes there is a disconnect between the map and the document and since there is not a transportation map. He believes that this should be connected to the existing comp plan but should not replace the current document.

Judy Wagener, 1501 15th Ave NE – The mission statement is concerned that this conflicts with the rest of the document because it says in a community with a focus on retaining the rural character and the rest of the document goes on about how we are a bedroom community of Rochester. Thinks it should say a focus on respecting the rural character and recognizing the proximity to Rochester, which ultimately fosters a great sense of community. She believes that all bullet points need references. She thinks we need to incorporate the 2010 census data. She believes that the baby-boomer generation is going to have a huge impact on Kasson. She redid the charts on page 5 and the bars on the current graph are incorrect. In 20 years we will have fewer kids and more seniors. Page 16 doesn't think that 1/3 of the homes in Kasson were built before 1960 is reflected in the narrative and believes this is an issue. Page 21 – wants to know what time of year and time of day that the traffic counts were done, she thinks this is important information. She doesn't think that there should be any commercial from 1st to 16th St because this is where people can gain a little speed to get to Mantorville. And thinks this will cause more congestion than there already is. What does this do to the downtown? She thinks there should be a second exit to Kasson off of Highway 14 to the west of town and for the future Mayo Clinic. She wants to know what happens when Mayo Clinic builds new. As Friends of the Library President she would like to change the built date of the OES to 1917 not 1918 and in the next paragraph she would only keep the next two sentences and make the second sentence end in "finding a use for this site". We don't know what is going to happen with the building. Page 34 and 35 – under Economic Development Policies third bullet down, she does not see any rationale for zoning commercial up and down Highway 57 and is worried about the downtown. Page 39 – the second paragraph stated that the City wants citizen input and citizen groups, she doesn't know who that is referring too and thinks that needs to be spelled out.

Dorothy Larsen, 903 N Mantorville Ave – again wants to make sure that comments stated last week will be shared. She wants to know if the survey comments were shared with the Planning Commission. She does not agree with the recommended change of Mantorville Ave to Commercial. If we need more commercial we need to look north of the Carriage House where there is not currently residential. The comp plan talks about extending 16th St west and this could change the traffic pattern on Mant Ave. She was part of the Comp plan committee, and it

is stated in this document that great care must be taken to ensure that the effects of changes in the future land use are as minimal as possible. She read comments from the surveys that proved her point. She wants to keep businesses in the downtown area. She would like the Commission to really consider what the impact of commercial on Mantorville Ave would do and would like to see the Commercial zone from the Carriage House north.

Greg Naig, 308 6th Ave NW – page 38- is concerned with the bullet “to consider ordinance allowing 22 foot roads” He is concerned with the commercial zoning on Mantorville decreasing the property value for the current residents.

PUBLIC HEARING CLOSED. Chairman Nelson thanked the audience for their comments and informed them that the Planning Commission will meet on Monday, March 14 at 6:30 and the plan is to take each of the comments and vote on them individually and then determine whether or not they want to recommend the final document to the City Council.

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:22

Respectfully submitted,

Linda Rappe, Deputy Clerk