

MINUTES OF PLANNING COMMISSION MEETING

October 14, 2013

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 14th day of October, 2013 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Torkelson, Nelson, Dean, Ferris, Sannes, and Borgstrom

THE FOLLOWING WERE ABSENT: Rischette

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin and Deputy Clerk Linda Rappe, Kirk Swenson, Lori Hopkins, Nancy Young

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

MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS: Sannes made a motion to approve the minutes from August 12, 2013, Torkelson seconded. All Ayes.

PUBLIC HEARING OPENED FOR OVERLAND ADDITION PRELIMINARY PLAT:

Martin stated that there is one lot and one block in this plat and that there will be no subdividing further. This is a request from the Overland Group of Alabama and Missouri, the city council has annexed land just to the north of the Carriage House Animal Hospital. We have received one request for information from MnDOT. The land is classified as C-2 and not urban expansion. Lorraine Hopkins – 909 N Mantorville Ave – when the comp plan was redone we identified this as one of the places for commercial to go.

Nancy Young – 1835 33rd St NW, Rochester – she noticed that there were surveyors just north on the Lutter property. Martin stated that the City's engineer was out there because we are extending water and sewer to this property and they were getting topographical information.

PUBLIC HEARING CLOSED.

DISCUSSION: Torkelson has a question on accesses – Martin stated that will be determined by MnDOT, but they did not address this in their letter so they do not appear to be requiring this at this time. Dean was also questioning the highway access. Nelson would like more fire hydrants once water and sewer are run north on Mantorville Ave.

MOTION: Motion to recommend approval of the preliminary plat for Overland Addition Subdivision that is included in the packet, made by Sannes, second by Dean. All Ayes.

PUBLIC HEARING OPENED FOR LONE OAK CONDITIONAL USE PERMIT: Kirk Swenson of Lone Oak Developers has applied for a Conditional Use Permit for a Planned Unit Development for the three parcels at 402 S Mantorville Ave and 15 4th St SE. Martin stated that this PUD would be required for Lone Oak to allow for smaller rear yard setbacks. Mr. Swenson stated that it would be the old Premium Siding building at 15 4th St SE that they are looking at expanding but the 35 foot rear yard setback is excessive and wouldn't allow for expansion.

PUBLIC HEARING CLOSED.

DISCUSSION: Ferris asked for clarification on finding #4. Martin stated that basically what that says is that sometimes we will have to think about what is the best use for the land in that area rather than what is in the code. Dean just clarified that by doing this Lone Oak can build in the future within the boxes located on the map. Torkelson asked what Lone Oak's intentions are

– Swenson stated that at the moment they are looking at adding on to the Premium Window’s building, but there maybe another building in the future. Borgstrom questioned the availability of parking. Martin stated that there is not adequate room for parking at the moment but it depends on the use of the building and that will be addressed at building permitting time. This is part of the reason that all three lots are included in this PUD.

MOTION: Motion to recommend adoption of the resolution to approve the Conditional Use Permit for a Planned Unit Development for Lone Oak Land Developers made by Ferris, second by Sannes. All Ayes

OTHER BUSINESS: Staff handed out a map of the proposed Lion’s Park Development. Martin stated that Dean and Sannes Commissioner terms are expiring at the end of the year and asked if they would be willing to be re-appointed. Both Commissioners stated the affirmative. Martin also handed out a map of the east side of Kasson from E Veterans Memorial Hwy to South of the Fair grounds and asked the Planning Commissions to study the map and if they have time to take a drive around this area and come up with ideas as to how to serve this area with roads since we have train tracks and creeks in the way.

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:04 pm.

Respectfully submitted,

Linda Rappe, Deputy Clerk