

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT, MINNESOTA
JANUARY 10th 2023

The Planning Commission met at 5:30 p.m., on January 10th, 2023 in the City Council Chambers at City Hall. Upon a roll call taken and tallied by the Sustainability Coordinator, the following members were present: Greg Husmann, Dave Coleman, Ryan Stotts, Dave Hanifil, Chris Langen, and Jerry Steffes. City Sustainability Coordinator, Jason Ludwigson and City Attorney Skip Wieser were also present. Member Mike Welch was absent. City Council representative Cherryl Jostad was present.

Members recited the Pledge of Allegiance.

Item 4. Approval of November 1st 2022 Meeting Minutes

Jerry Steffes noted that his votes for the EV ordinance were missing and the motion to table the draft ordinance regulating mobile food units. Jerry Steffes made a motion to accept the minutes from the November 1st meeting with the corrections listed above. Chris Langen seconded the motion.

Upon a roll call vote taken and tallied by the Sustainability Coordinator, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Ryan Stotts	Yes
Chris Langen	Yes
Jerry Steffes	Yes
Dave Coleman	Yes
Dave Hanifil	Yes

and none voted against the same. The motion was declared duly carried.

Item 5. Election of Chair and Vice Chair

Dave Hanifil made a motion to nominate Greg Husmann as chair of the planning commission.

Upon a roll call vote taken and tallied by the Sustainability Coordinator, the following Members voted in favor thereof, viz;

Ryan Stotts	Yes
Chris Langen	Yes
Jerry Steffes	Yes
Dave Coleman	Yes
Dave Hanifl	Yes

and none voted against the same. Greg Husmann abstained from the vote. The motion was declared duly carried.

Greg Husmann made a motion to nominate Dave Coleman as vice-chair of the planning commission. Dave Coleman declined the nomination. Chris Langen nominated Jerry Steffes for vice-chair of the planning commission. Jerry Steffes declined the nomination. Jerry Steffes nominated Mike Welch as the vice-chair of the planning commission.

Upon a roll call vote taken and tallied by the Sustainability Coordinator, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Ryan Stotts	Yes
Chris Langen	Yes
Jerry Steffes	Yes
Dave Coleman	Yes
Dave Hanifl	Yes

and none voted against the same. The motion was declared duly carried.

Item 6. Review of bylaws, code of conduct, and social media policy

Attorney Wieser reviewed the bylaws, code of conduct, and social media policy.

Item 7. Public Hearing on Conditional Use Permit for 1120 South Oak Street

At 5:45 Chair Husmann opened the public hearing for the on the Conditional Use Permit application for 1120 South Oak Street. Jason Ludwigson reviewed the staff report for the conditional use permit with the planning commission. South Oak Street Properties and the La Crescent Montessori Academy would like to rent additional space from South Oak Street Properties. The Montessori Academy currently occupies approx. 75% of 1116 South Oak Street and approx. 40% of 1120 South Oak Street. Currently the property at 1120 South Oak Street is zoned C-1 commercial. The proposed Conditional Use Permit would allow the use

of the space as a school. The Montessori Academy would like to rent approx. 2,600 sq.ft. from South Oak Street. Public comments were received by Paul Siegresma related to the CUP for 1120 South Oak Street. Chair Husmann closed the public hearing at 5:56. Discussion by the commission followed.

Dave Hanifil made a motion to recommend granting a Conditional Use Permit for 1120 South Oak Street with the conditions and findings listed below. Chris Langen seconded the motion.

Conditions:

- 1) This CUP is conditionally approved pursuant to Chapter 12, ZONING ORDINANCE of the City of La Crescent, Minnesota, Section 12-06, Conditional Use Permits and the use shall be as set forth in accordance with the application and plans attached and associated to this case and all the provisions of the zoning ordinance and city codes applicable to this case.
- 2) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- 3) The Fire Marshall approves use of the building.
- 4) The applicant shall obtain any necessary building permits for construction in the rented space.

Findings:

- 1) The use will not cause traffic hazards or congestion.

Upon a roll call vote taken and tallied by the Sustainability Coordinator, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Ryan Stotts	Yes
Chris Langen	Yes
Dave Coleman	Yes
Dave Hanifl	Yes
Jerry Steffes	No

Item 8. Review Draft Ordinance Regulating Mobile Food Units and Short-Term Rentals

Attorney Wieser reviewed a draft ordinance regulating mobile food units and short-term rentals. The city council provided input on the ordinances. The council directed the city administrator and city attorney to updated the two ordinances and bring them back for review at a later date. Discussion by the commission

followed. Attorney Wieser will provide the updated copies of the ordinances to the planning commission for review and comment.

Jerry Steffes made a motion to close the public meeting from November 1st 2022 on short-term rentals and recommend the city council move forward with review of the short-term rental ordinance. Chris Langen seconded the motion.

Upon a roll call vote taken and tallied by the Sustainability Coordinator, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Ryan Stotts	Yes
Chris Langen	Yes
Dave Coleman	Yes
Dave Hanifl	Yes
Jerry Steffes	Yes

Item 9. Updates from the city council by Cherryl Jostad

Cherryl provided an update on city council actions that would be relevant to the planning commission.

Members agreed to the next Planning Commission meeting date of February 7th, 2023 at 5:30 p.m. The meeting duly adjourned at 6:16 PM.