

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: April 17th, 2017
RE: Meeting Minutes,
Tuesday, April 4th, 2017

The Planning Commission met at 5:30 p.m., on Tuesday, April 4th, 2017 in the Community Room, 336 South 1st street. The Following members were present: Donald Smith, Jerry Steffes, Dave Hanifl, Richard Wieser, Patti Dockendorff, Mani Edpuganti and Linda Larson. Building/ Zoning Official, Shawn Wetterlin and City Council Member Brian Krenz were also in attendance.

1. The meeting was called to order by Chairman, Smith. The meeting minutes of March 7th, 2017 were approved as distributed by consensus of all present Planning Commission members.
2. Don Smith gave an update on the Floodplain and Shoreland Ordinance updating process, and where Stantec is to date. The Planning Commission will hold a Special Public Informational meeting on April 18th at 6:00 p.m. in the Community Room at 336 South 1st street to review the major changes with residents. Shawn, David Hanifl and Don have attended a DNR seminar and have met with Stantec and Don has had phone conferences with the Minnesota DNR.
3. The Planning Commission discussed the zoning the 2016 annexed parcels. Motion by Patti Dockendorff, seconded by Dave Hanifil to recommend to the City Council that Cornforth property, (Race Track) Parcel# 252208000 and 252209000 be zoned Agriculture, and the Valley Lane Park, parcel # 252143001 be zoned Parks, all other parcels annexed in 2016 (listed below) be zoned R1-A Low Density Residential.

Gerhardt & Jean Moldenhauer
1315 County 6
La Crescent, MN 55947
Parcel ID # 252199003

Nathan W & Nicole Teachout
1295 County 6
La Crescent, MN 55947
Parcel ID # 252199002

Leah Burgmeier Olson
1241 County 6
La Crescent, MN 55947
Parcel # 252199001

Robin & Sandra L Erickson
1330 Valley Ln
La crescent, MN 55947
Parcel # 252149001

Terry & Leonie Twite
75 Crescent Ave
La Crescent, MN 55947
Parcel # 252147003

Douglas R Nelson
& Cheri L Olson
102 Kinder Rd
La Crescent, MN 55947
Parcel # 252199004

Joshua J & Xingzi Whitson
104 Kinder Rd
La Crescent, MN 55947
Parcel # 252210000

Ryan R Jore & Amy J Kadlec
183 Cornforth Rd
La Crescent, MN 55947
Parcel # 251266026

Brian Lee & Sandra Lee Ernst
153 Cornforth Rd
La Crescent, MN 55947
Parcel # 251266025

Diane H Prey
745 N 4th St
La Crescent, MN 55947
Parcel # 251623008

Mark & Susan Miller
32529 County 1
La Crescent, MN 55947
Parcel # 251623007

Todd A & Sandra Graves
1200 1st St N
La Crescent, MN 55947
Parcel # 251275001

Judy K Ulland Family Trust
562 Hickory Ln
La Crescent, MN 55947
Parcel # 252205000

Marlin L & Darlene Anderson
568 Hickory Ln
La Crescent, MN 55947
Parcel # 252204000

Curtis L & Marcia A Murray
574 Hickory Ln
La Crescent, MN 55947
Parcel # 252203000

All members present voted in favor of the motion as proposed. Findings were that the adjacent properties with zoned similarly. The property proposed for agricultural zoning is currently being leased for farming and might come into the City as PUD, Residential Housing R1A, or Residential Housing New Urbanism and that leaving the land zoned agricultural maintains options for the City. Clay on the site can only be removed if the site is zoned agricultural and the clay is removed pursuant to residential zoning so that if the land were to be zoned other than agricultural it would have to be rezoned prior to removal of clay.

4. The Planning Commission held working session with the City Council members, Downtown Economic Development Committee, Community members and Chamber Representatives on Downtown Plan "Planning for the Future for Downtown La Crescent".

Planning Commission Chairman, Don Smith reviewed each of the attached potential redevelopment and streetscape plans. There were about 50 people in attendance at the meeting.

Below are the Comments from the public while viewing each display board:

- + Like the concept of reverse parking
- + Bump outs allow safer, more walkable, walker friendly and slows traffic
- + Like the Street scaping
- + Wieser Law office would be a great location for a City Hall
- + Walnut and main should have bike paths

- + Ways into the City and egress should be studied
- + Need brand for the City
- + Like the reverse parking idea
- + Get people into Downtown
- + We need new City Hall and Library
- + More cohesive downtown
- + Promote the town
- + The Knights of Columbus parking lot should stay
- + Likes the future plans for La Crescent
- + Need downtown identity
- + Should consider ADA parking
- + City Hall needs updating
- + Likes multi story buildings

5.

Linda Larson and Chm Smith provided an update from the Bike Pedestrian sub-committee. The Sub-Committee reviewed the acceptance letter of two grant proposals from the La Crosse Area Planning Committee (LACP). The grants are for studies related to biking, walking, trail development and preservation of Blufflands. The total is \$26,500 and the grant requires that the City fund 20% of the total grant. This was contemplated and budgeted. The Sub-committee also reviewed proposals from MSA and Alta to perform the consultancy as outlined in the grant request. The proposals were recommended to the Planning Commission.

5a.

Motion by Linda Larson, seconded by Patti Dockendorff to recommend to the City Council acceptance two LACP grants for a total of \$26,500 (\$ 13,000.00 + \$ 13,500.00) which would include a commitment for a 20% match from the City of La Crescent. All members present voted in favor of the motion as proposed.

5b.

A proposal from Alta Consulting in the amount of \$13,500 for the work detailed in their proposal was reviewed. The proposal was accepted and by motion the Planning Commission recommends that the City contract with Alta Consulting. All members voted in favor of the motion as proposed.

PROPOSAL: Update La Crescent Bicycle Pedestrian Plan to conform to the Comprehensive Plan for specific routes. \$13,500.

The consultant will focus on the HWY 6, HWY 25, 7th Street Corridor and 3rd Street South Corridor between Elm and HWY 14/61 studying various biking and walking alternatives. They will effectively engage with citizens and Houston County and MNDOT officials (where germane) on bike infrastructure alternatives to update the current Bike and Pedestrian Plan for the City of La Crescent. The City will be extending sewer and water to serve homes along the newly annexed County HWY 6 and potential new residential development on HWY 6. Properties along HWY 6 may annex to the City of La Crescent pursuant to an orderly annexation agreement developed with the financial and planning support of the LACP. This study will examine safe urban bike pedestrian connections to the Central City via HWY 25

and HWY 6 to their logical connection to Seventh street. Existing city bike routes and sidewalks connect at 7th Street. Various on road, dedicated pathways built on the sewer excavations and road configurations will be studied.

The ‘safety consideration’ of 3rd Street South from Elm to HWY 14/61 requires professional support. This support will provide planning along a corridor that is important to urban bike commuters to La Crosse. The LAPC goals of the Vision 2050 Plan and current conversations about transportation alternatives encourages more people to bike and walk to work. La Crescent is only 4 to 5 miles from La Crosse’s major employers and easily within biking-to-work distances. ‘Encouragement to ride’ requires the planning of safe routes. Assistance is required for these corridors. These studies are timely and infrastructure will soon be designed or redesigned for replacement. Without updated studies future design work would not have citizen and agency input available. This project has regional benefit and it aligned with LAPC and transportation goals.

5c.

A proposal from MSA Consulting in the amount of \$13,000 for the work detailed in their proposal was reviewed. The proposal was accepted and by motion the Planning Commission recommends that the City contract with MSA Consulting. All members voted in favor of the motion as proposed.

PROPOSAL: Update La Crescent Bicycle Pedestrian Plan to include the 2016 LAPC Regional Bluffland Plan.

The goal of the 2016 Blufflands Plan is ‘protected blufflands and continuous recreational trails’ on blufflands overlooking the Mississippi River Valley. The goal is included in La Crescent’s 2016 comprehensive plan. To implement this ‘goal’ a specific plan, outlining a route and specific actions, must be generated. La Crescent’s commitment to Environmental Stewardship is one of the major focuses of the Comprehensive Plan and our current bluff trail system is the starting place for a network of trails on the western river bluffs. Winona County is interested in participating in La Crescent community and consultant meetings. This will further leverage the dollars and help the advancement of trails to the north. La Crescent township will also have citizens engaged in the process. Specific professional assistance is required to identify and document, with maps and exhibits, the possible trails, bluffs and connections to existing trails. This work when adopted into the existing bike pedestrian plan will provide La Crescent direction to preserving and enhancing the western bluffs. This work which will likely span decades begins with the creation of a plan and the use of the plan to gain funding—small elements at a time—until we have attained to intended goal of The Blufflands plan. La Crescent has already acquired several dedicated bluff top lands and has worked to preserve view sheds and access to other lands, thus demonstrating that this will be a good investment for the LAPC and the region. The cost for the proposal is \$13,000 and the MSA proposal details the work.

Meeting Adjourned at 8:05 p.m.

Respectfully, Shawn Wetterlin