

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT, MINNESOTA
SEPTEMBER 5TH, 2023

The Planning Commission met at 5:30 p.m., on September 5th, 2023 in the City’s Community Building located at 336 S. 1st Street.

Item 1. Call to Order

Chair Greg Husmann called the meeting to order at 5:30 p.m.

Item 2. Pledge of Allegiance

Members recited the Pledge of Allegiance.

Item 3. Roll Call

Upon a roll call taken and tallied by the Community Development Director, the following members were present: Chair Greg Husmann, Vice Chair Mike Welch, Dave Coleman, Dave Hanifl, Jerry Steffes, and Ryan Stotts. Commissioner Christopher Langen was absent. Ex-Officio City Council Representative Cherryl Jostad was present. Bill Waller, City Administrator, City Attorney Skip Wieser, Community Development Director Larry Kirch and Josh Tarrence, Building Inspector were also present. City Engineer, Tim Hruska of WHKS was present by Zoom.

Others in attendance included (spelling and names unreadable/uncertain): Adam Literski, Ben Sherman, Michel Dolleribe, Darrin, Walch, Brian Sullivan, Matt Valek, Gary Eddy, Sherry Benish, Allie Benish, Gene Semin, Paul Ulland, Angie Klankowski, Teresa O’Donnell Ebner.

Item 4. Approval of June 6th 2023 Meeting Minutes

Mike Welch made a motion to accept the minutes from the June 6th meeting. Dave Hanifl seconded the motion. Upon a roll call vote taken and tallied by the Community Development Director, the following Members voted in favor thereof, viz;

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

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

Item 5. Public Hearing Final Plat Wagon Wheel Electric Substation

Chair Husmann opened the public hearing at 5:50. Attorney Wieser addressed the procedure for allowing the applicant to speak first, then to open a Public Hearing. Brian Sullivan representing Xcel Energy addressed the Planning Commission about the Final Plat and gave an overview of the site history and projected future electrical needs for the community. Ross Lexvold, Adam Literski, and Dustin Wilson representing Xcel Energy addressed the Planning Commission about the applications for Final Plat. Chair Husmann opened the Public Hearing and asked if anyone from the public wished to be heard. After several requests for public comment, no one wished to speak and Chair Husmann closed the public hearing. Commissioner Steffes asked several questions about drainage and grading, the height of the retaining wall, whether the rail road had anything to do with the review of the project, and whether the Fire Department was ok with the opaque fence. All questions were answered by Xcel Energy, the City Engineer or the Community Development Director. Commissioner Hanifl asked who was paying for the engineering for this project? Brian Sullivan stated that Xcel Energy was paying for the engineering for this project and not the city.

Mike Welch made a motion to approve the Final Plat for the Wagon Wheel Electrical Substation. Ryan Stotts seconded the motion. The followings findings conditions and were included in the motion.

Findings:

- 1). The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- 2). The request is in harmony with the general purpose and intent of the ordinance.

Conditions:

- 1). The applicant/developer abide by all representations made by the applicant, their agents during this process that are not specifically negated by the City Planning Commission or City Council or to the extent they are not consistent with their underlying application
- 2). They comply with all local, state and federal regulations.
- 3). That no site work be completed until after approval and recording of the final plat.

Upon a roll call vote taken and tallied by the Community Development Director, the following Members voted in favor thereof, viz;

Mike Welch	Yes
Ryan Stotts	Yes
Dave Hanifl	Yes
Greg Husmann	Yes
Dave Coleman	Yes
Jerry Steffes	Yes

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

Item 6. Public Hearing Final Plat Horse Track Meadows North

Chair Husmann opened the public hearing for the final plat of Horse Track Meadows North. Audience member Dave Baumgardter inquired about this plat and wanted to know if this were a done deal and why all this development was happening and why. Staff and members of the Commission stated that this plat is for the east side of the road and is for five building with a total of 10 dwelling units and an Outlot for stormwater detention. Chair Husmann stated that the land is already in the city and if there are specific comments on the plat, they should speak up. Gene Semin asked if the water and sewer utilities were already in place for the lots. Chair Husmann responded that, yes, all utilities are in place. There being no additional speakers on this plat, the Chair, closed the Public Hearing. Jerry Steffes attempted to enlighten Dave Baumgartner as to the history of the overall development. Larry Kirch clarified that there is a total of 10 lots/10 units and 5 buildings (twin homes) plus accommodations for stormwater. Council member Jostad offered her comments on the possibility of setting these lots designated for over 55 housing and noted her information contained in the packet. Council member Jostad also suggested that there be a restriction on short term rentals for these lots. The Chair noted that he was open to discussion on these topics but noted that these were council decisions and that the Planning Commission should focus on the final plat. There was no other discussion on the over 55 or vacation rental. Mike Welch asked about the process of selling the land and the City Attorney discussed the process for the sale of this land through an RFP and is at the discretion of the city council. This discussion would happen at the city council in October and that the staff preference was to sell the lots to one developer rather than individual buyers. The question before the commission is whether the final plat substantially conforms to the preliminary plat and any conditions of approval previously set by the council. The City Attorney also suggested that it may not be the appropriate time to place age restrictions on the land as part of the platting process but ultimately this is a decision of the city council. With no other questions by the Planning Commission, the Chair asked for a motion on the final plat that would include findings of fact and conditions of approval. After an inquiry by Council Member Jostad, the City Attorney reviewed previous conditions on the preliminary plat set by the council. The City Engineer confirmed that the conditions were met.

Ryan Stotts made a motion to approve the Final Plat for Horse Track Meadows North. Dave Coleman seconded the motion. The followings findings conditions and were included in the motion.

Findings:

- 1). The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
- 2). The request is in harmony with the general purpose and intent of the ordinance.

Conditions:

- 1). The applicant/developer abide by all representations made by the applicant, their agents during this process that are not specifically negated by the City Planning Commission or City Council or to the extent they are not consistent with their underlying application
- 2). They comply with all local, state and federal regulations.
- 3). That no site work be completed until after approval and recording of the final plat.

Upon a roll call vote taken and tallied by the Community Development Director, the following Members voted in favor thereof, viz;

Ryan Stotts	Yes
Dave Coleman	Yes
Dave Hanifl	Yes
Mike Welch	Yes
Greg Husmann	Yes
Jerry Steffes	Yes

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

Item 7. Planning commission related updates from planning commission appointed council member.

Council Member Jostad provided an update on city council actions that would be relevant to the planning commission including: the council adopting the Bee Keeping Ordinance; review of the Short Term Rental ordinance several times with possible future action; the Walnut Street Corridor Planning Project; (Larry Kirch also provided an update of the project including recent public involvement in early August and noted that the Economic Development Commission is scheduled to review a draft of the document at their September 11, 2023 Meeting and that the Planning Commission would be reviewing the document, hopefully in early October); council discussion on a possible Crescent Hills Drive annexation; discussion of a Cannabis ordinance; possible property exchange with VSC Corporation and City Hall of a property west of the Fire Station; the Dog Park and referral of the location back to the Park and Rec Commission for consideration of a different location; and that the City Council would start meeting at 5:00 p.m. to accommodate the township, now that the Council meetings are being held at the Community Center.

Item 8. Adjourn.

The Chair noted that the next meeting would be on October 10th, 2023 at 5:30 p.m. The Chair adjourned the meeting at 6:21 PM.