

TO: Planning Commission Members
Honorable Mayor and City Council members
FROM: Angie Boettcher, Administrative Assistant
DATE: October 15, 2020
RE: Meeting Minutes from October 14, 2020

The Planning Commission met at 5:30 p.m., on Wednesday, October 14, 2020 in the City Council Chamber at City Hall. The meeting was called to order by Chair Ludwigson.

Pursuant to Minn. Stat. § 13D.021 and due to the COVID-19 pandemic, members of the Planning Commission and City Staff were given the option to attend the meeting by telephone or Zoom. The following members were present: Jason Ludwigson, Dave Hanifl (via Zoom), Mike Welch, Patty Dockendorff, and Linda Larson (via phone). City Attorney Skip Wieser, City Council member Teresa O'Donnell-Ebner, Building/Zoning Official Shawn Wetterlin, and City Administrative Assistant Angie Boettcher were also in attendance. Anna Stoecklein and Jerry Steffes were absent.

1. Chair Ludwigson asked for a motion to approve the minutes from the September 23, 2020 meeting.

Following discussion Member Welch made a motion, seconded by Dockendorff to approve the Minutes.

Upon a roll call vote, taken and tallied by the Building Official, all members present voted in favor.

Welch – Yes
Dockendorff - Yes
Larson – Yes
Hanifl – Yes
Ludwigson – Yes

2. The continuation of the Graf Addition Final Plat request for 187 North 1st Street is to be moved to Wednesday, November 4th at 5:30 p.m. at the La Crescent City Council Chamber in City Hall. If the applicant does not have a resolution by October 27th, the continuation will be moved to the December 1st meeting.

Following discussion Member Dockendorff made a motion, seconded by Welch to continue the meeting as described.

Upon a roll call vote, taken and tallied by the Building Official, all members present voted in favor.

Dockendorff – Yes
Welch – Yes
Larson – Yes
Hanifl – Yes

Ludwigson – Yes

3. At 5:45 the Planning Commission held a Public Hearing to consider a Conditional Use Permit request for 187 North 1st Street to allow for construction of a mini storage building in an Industrial Zoned District.

Chair Ludwigson opened the meeting.

No one from the Public was in attendance to speak.

Chair Ludwigson closed the meeting.

Following discussion Member Welch made a motion, seconded by Hanifl to approve the Conditional Use Permit request with the following findings and conditions:

Findings in Support of the Decision:

- A. The proposed use of the mini storage building will not be injurious to the existing uses in the surrounding area. No evidence presented that the proposed use would adversely impact property values within the immediate vicinity.
- B. The proposed use will not impede orderly development in the surrounding area. There is no vacant land in the surrounding area. The proposed project abuts North 1st Street and is surrounded on the other three (3) sides by existing development.
- C. The property abuts North 1st Street providing adequate public access to the mini storage building.
- D. The project provides sufficient parking and loading space to serve the purpose of mini storage buildings.
- E. The proposed use is consistent with an industrial zoning district. The proposed use will not create offensive odor, fumes, dust, noise and vibration. The lighting will be in compliance with applicable city ordinances.
- F. Mini storage buildings are not in conflict with the policies of the City of La Crescent.
- G. The proposed use will not create traffic hazards or congestion.
- H. The neighboring existing uses will not adversely be affected by the proposed mini storage building. The mini storage building will not create unnecessary noise, glare or general unsightliness.

Conditions of Approval:

- A. Applicant will abide by the representations made by the applicant or their agents made during the permitting process, to the extent those representations were not negated by the Planning Commission or City Council and to the extent they are not inconsistent with spirit or letter explicit conditions of the Conditional Use Permit.
- B. Exterior lighting will comply with the La Crescent Ordinances (dark sky, LED) lighting requirements.
- C. Applicant comply with all federal, state, and local regulations.
- D. The driveway access and other areas within the Right of Way be paved with a hard surface (bituminous or concrete).

Upon a roll call vote, taken and tallied by the Building Official, all members present voted in favor.

Welch – Yes

Hanifl – Yes

Dockendorff – Yes

Larson – Yes

Ludwigson – Yes

- 4. Consensus to adjourn at 6:00 p.m.