



## CITY OF LA CRESCENT

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TO: Planning Commission Members  
Honorable Mayor and City Council Members  
FROM: Shawn Wetterlin, Building/Zoning Official  
DATE: October 3, 2018  
RE: Meeting Minutes,  
Tuesday, October 2, 2018

The regular scheduled monthly meeting of the Planning Commission met at 5:30 p.m., on Tuesday, October 2, 2018 in the City Council Chambers at City Hall. The following members were present: Jerry Steffes, Dave Hanifl, Patti Dockendorff, Jason Ludwigson, Linda Larson and Anna Stoecklein. City Council member Brian Krenz, City Attorney Skip Wieser and Building/Zoning Official Shawn Wetterlin were also in attendance. Richard Wieser was not in attendance.

1. The meeting was called to order by Chair Steffes. Motion by Hanifl, seconded by Ludwigson to approve of the meeting minutes of September 4, 2018.

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

Hanifl – Yes  
Ludwigson – Yes  
Dockendorff – Yes  
Larson - Yes  
Stoecklien - Yes  
Steffes – Yes

At the commencement of the meeting, the Planning Commission discussed the procedure for conducting the public hearings. The Planning Commission elected to conduct each public hearing individually. At the conclusion of the scheduled public hearings, the Planning Commission held a discussion regarding of the various zoning applications, implications of the applications, and differences in the Central Business District and Commercial District.

2. The Planning Commission held a public hearing at 5:30 o'clock P.M. to consider a district zoning change application. The request is to change the zoning from the Central Business District (CBD-2) to Commercial District (C-1). The request concerns certain premises situate in said City described as follows, to wit: Parcel number 25.006.001 Houston County, MN better known as ESB Bank, 109 Walnut Street South, La Crescent, MN.

The chair opened the public hearing. The City Attorney gave an overview of the District Zoning Change request. The applicant's Attorney Mike Murphy presented their request. The public hearing closed as no member of the public wished to be heard on the matter.

Motion by Hanifl, seconded by Larson to recommend to the city council approval of the District Zoning Change request.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Hanifl – Yes  
Larson – Yes  
Dockendorff – Yes  
Ludwigson – Yes  
Stoecklien - Yes  
Steffes – No

Motion by Larson, seconded by Ludwigson to reference the following findings of fact and conditions of approval:

Findings of fact:

1. The ESB property is adjacent to the highway with highway visibility
2. This is a reasonable request since the property abuts the highway
3. The request is in the spirit and intention of the comprehensive plan, sign ordinance, and growth of the City
4. The sign will be placed on the highway side of the property
5. The rezoning will allow better visibility to existing business and promote economic growth in the city.

Conditions of approval:

1. The existing (ESB) freestanding sign (Westside) on Walnut Street will be removed.
2. The non-conforming ESB freestanding sign located at 111 South Walnut (Eastside) will be Removed.
3. The sign will be placed on the highway side of the property

It was further directed that ESB will work with the city council with the redevelopment of the Bridge entrance on South 1<sup>st</sup> street.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Larson – Yes  
Ludwigson – Yes  
Hanifl – Yes  
Dockendorff – Yes  
Stoecklien – Yes  
Steffes – No

4. The Planning Commission held a public hearing at 5:35 o'clock P.M. to consider a conditional use permit to allow financial services with a drive through. The request concerns certain premises situate in said City described as follows, to wit: Parcel number 25.006.001 Houston County, MN better known as ESB Bank, 109 Walnut Street South, La Crescent, MN.

The chair opened the public hearing. The City Attorney gave an overview of the District Zoning Change request. The applicant's Attorney Mike Murphy presented their request. The public hearing closed as no member of the public wished to be heard on the matter.

The City Attorney reviewed the criteria for granting a Conditional Use Permit with the Planning Commission.

Motion by Dockendorff, seconded by Ludwigson to recommend to the city council the approval of the conditional use permit request.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Dockendorff – Yes  
Ludwigson – Yes  
Hanifl – Yes  
Larson – Yes  
Stoecklien – Yes  
Steffes – Yes

Motion by Larson, seconded by Ludwigson to reference the following findings of fact and conditions of approval:

Findings of fact:

- A. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
- B. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- D. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to

control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

- F. The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
- G. The use is not in conflict with the policies of the City of La Crescent.
- H. The use will not cause traffic hazards or congestion.
- I. Existing uses will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

The above findings were based in part on the existing use of the building for financial services with a drive through. The above described use has benefited the City and not injurious to adjoining property owners.

Conditions of approval:

- 1. The existing (ESB) freestanding sign on Walnut Street (Westside) will be removed.
- 2. The non-conforming ESB freestanding sign located at 111 South Walnut (Eastside) will be removed.
- 3. ESB will work with the city with the redevelopment of the Wagon wheel/Bike Bridge entrance on South 1st street.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Larson – Yes  
Haniff – Yes  
Ludwigson – Yes  
Dockendorff – Yes  
Stoecklien – Yes  
Steffes – Yes

- 5. The Planning Commission held a public meeting at 5:40 o'clock P.M. to consider the application for a variance to allow for a new free standing sign to be three feet from the right-of-way when the sign ordinance states freestanding signs shall not be placed closer than ten feet from and street right-of-way. The request concerns certain premises situate in said City described as follows, to wit: Parcel number 25.006.001 Houston County, MN better known as ESB Bank, 109 Walnut Street South, La Crescent, MN.

The chair opened the public hearing. The City Attorney gave an overview of the variance request. The public hearing closed as no member of the public wished to be heard on the matter.

Motion by Larson, seconded by Haniff to approve the variance request.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Larson – Yes  
Hanifl – Yes  
Dockendorff – Yes  
Ludwigson – Yes  
Stoecklien – Yes  
Steffes – No

Motion by Larson, seconded by Ludwigson to reference the following findings of fact and conditions of approval:

Findings of fact:

1. The ESB property is adjacent to the highway with highway visibility
2. This is a reasonable request since the property abuts the highway
3. The proposed use is reasonable based on the historical use of the property, the current location of the drive thru.
4. The uniqueness of the property and historical use of the property is due to circumstances unique and not created by the current property owner.
5. Granting of the variance will not alter the character of the area.
6. The request is in the spirit and intention of the comprehensive plan, sign ordinance, and growth of the City
7. The sign will be placed on the highway side of the property
8. The rezoning will allow better visibility to existing business and promote economic growth in the city.

Conditions of approval:

1. The sign will be placed on the highway side (east side) of the property
2. The existing (ESB) freestanding sign on Walnut Street (Westside) will be removed.
3. The non-conforming ESB freestanding sign located at 111 South Walnut (Eastside) will be removed.
4. ESB will work with the city with the redevelopment of the Bike Bridge entrance on South 1st street.
5. The sign will be placed on the highway side of the property

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Ludwigson – Yes  
Stoecklien – Yes  
Larson – Yes  
Hanifl – Yes  
Dockendorff – Yes  
Steffes – No

6. The Planning Commission held a public hearing at 5:45 o'clock P.M. to consider a district zoning change application. The request is to change the zoning from the Central Business District (CBD-2) to Commercial District (C-1). The request concerns certain premises situate in said City described as follows, to wit: Parcel numbers 25.0061.000 and 25.0060.000 Houston County, MN better known as, Rose Street Business Condos, 111 and 115 Walnut Street South, La Crescent, MN.

The chair opened the public hearing. The City Attorney gave an overview of the District Zoning Change request. The public hearing closed as no member of the public wished to be heard on the matter.

Motion by Stoecklien, seconded by Ludwigson to recommend to the city council approval of the District Zoning Change request.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Stoecklien – Yes  
Ludwigson – Yes  
Dockendorff – Yes  
Haniff – Yes  
Larson – Yes  
Steffes – No

Motion by Larson, seconded by Ludwigson to reference the following findings of fact and conditions of approval:

Findings of fact:

1. Rose Street Business Condos is adjacent to the highway with highway visibility other commercial zoning
2. This is a reasonable request since the property abuts the highway
3. The request is in the spirit and intention of the comprehensive plan and sign ordinance
4. The sign will be placed on the highway side of the property
5. The property owner Cindy Gerke was present and acknowledge that further development of the property maybe impeded with the rezoning from Central Business District to Commercial zoning. The property owner has asked for the rezoning and is aware of the setback requirements and potential difficulties/differences will any future redevelopment.

Conditions of approval:

1. The existing (ESB) freestanding sign on Walnut Street (Westside) will be removed.

Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Larson – Yes

Ludwigson – Yes  
Hanifl – Yes  
Dockendorff – Yes  
Stoecklien – Yes  
Steffes – No

7. The Planning Commission reviewed the required draft Floodplain Ordinance and FEMA mapping update.

Motion by Stoecklien, seconded by Hanifl to call for a public hearing to adopt the required floodplain ordinance on November 7<sup>th</sup>. Upon roll call vote, all members present voted in the following order with the majority of the Planning Commission voting for the motion as proposed.

Stoecklien – Yes  
Hanifl – Yes  
Ludwigson – Yes  
Dockendorff – Absent (excused absence)  
Larson – Yes  
Steffes – Yes

8. The Planning Commission changed the regularly scheduled Planning Commission meeting from November 6<sup>th</sup> to November 7<sup>th</sup>.
9. The Planning commission reviewed suggested changes from the Comprehensive Plan and Downtown plan to incorporate into the Zoning Ordinance. The changes will be continued to be review at the November 7<sup>th</sup> meeting.
10. The Planning Commission reviewed upcoming Planning/Zoning workshops. The League of Minnesota Cities has online Land Use Training it was suggested that all members take the course.
11. The Planning Commission reviewed a letter for VSC Corporation on the possible expansion the Quillins grocery store

Motion by Larson, seconded by Stoecklien to adjourn the meeting all in attendance voted in favor Meeting Adjourned at 8:00p.m.

The next regular scheduled Planning Commission meeting will be on November 7, 2018 at 5:30 p.m.