

TO: Planning Commission Members
Honorable Mayor and City Council members
FROM: Angie Boettcher, Administrative Assistant
DATE: March 17, 2020
RE: Meeting Minutes from March 16, 2020

The Planning Commission met at 5:30 p.m., on Monday, March 16, 2020 in the City Council Chambers at City Hall. The following members were present: Jason Ludwigson, Dave Hanifl, Patti Dockendorff, Jerry Steffes. Anna Stoecklein, Mike Welch, and Linda Larson attended via phone. City Council Member Teresa O'Donnell-Ebner, City Engineer Tim Hruska, Building/Zoning Official Shawn Wetterlin, and City Administrative Assistant Angie Boettcher were also in attendance.

The meeting was called to order by Chair Ludwigson.

Attorney Wieser read the following statement:

As permitted, Governor Tim Walz declared a peace time emergency on March 13, 2020. Declaration was made in reliance on guidance provided by the Minnesota Department of Health in order to slow the spread of COVID-19 and protect the public health. Minn. Stat. § 13D.021 permits public meetings by telephone with conditions. Based on the statewide peace time declaration of emergency, if not practical or prudent to require attendance of a meeting in person. Chief Administrator Officer and Chief Legal Counsel for the City agree an in-person meeting is not practical or prudent in light of the Governor's emergency declaration and the evolving nature of COVID-19, that the requirement of Minn. Stat. § 13D.021 is satisfied.

Chair Ludwigson announced that the Planning Commission would be tabling Agenda items three through five as they are informational only and not time sensitive. In so doing this would minimize the length and contact time with others during this time of the health crisis. These agenda items will be addressed at the next Planning Commission meeting.

1. Chair Ludwigson asked for a motion to approve the minutes from the February 4, 2020 meeting.

Following discussion Member Dockendorff made a motion, seconded by Hanifl to approve the minutes. City Council Member, Teresa O'donnell-Ebner requested spelling corrections to the final minutes.

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

Dockendorff – Yes

Hanifl – Yes

Welch – Yes

Stoecklein – Yes

Steffes – Yes

Larson – Yes

Ludwigson – Yes

2. At 5:35 the Planning Commission held a public hearing for a Final Plat application for Horse Track Meadows.

The Chair opened the meeting. Mike Sexauer from Bluff Country LLC/MSM development, updated the Commission on changes to the plat since the previous meeting, which included the Lift Station relocation.

The following members of the public spoke:

Keith Nedegaard, Cherryl Jostad, Janice Hill, Kurt Murray, Dave Baumgartner, Spencer Clutter

The Chair closed the public hearing.

Following discussion Member Hanifl made a motion seconded by Dockendorff to recommend approval of the Final Plat application for Horse Track Meadows with the following conditions and findings:

Conditions of Approval:

1. Amendment to sewer service area map of the La Crosse Area Planning Commission (LAPC) and La Crosse Area Sewer Committee (LASC).
2. Applicant obtaining all wetland mitigation permits from applicable federal, state, and local agencies.
3. Developer comply with changes/modifications as contained in email communication dated March 10, 2020 from the Houston County Surveyor.
4. The applicant/developer will abide by all representations made by the applicant/developer 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 the spirit or explicit conditions of the conditional use permit.
5. That the applicant/developer comply with all applicable federal, state, and local regulations.

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 purposes and intent of the ordinance and consistent with the comprehensive plan.
3. The basic layout of streets and lots are acceptable.
4. WHKS & Co. has provided a correspondence dated March 9, 2020 addressing conditions imposed by the City Council. A copy is on file with the City.
5. The proposed development provides a mix of single family, twin home, and high density/multi-family buildings.
6. The proposed development is consistent with the general vision for the City.

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

Hanifl- Yes

Dockendorff – Yes

Larson – Yes

Stoecklein – Yes

Welch – Yes

Steffes - Yes

Ludwigson - Yes

Motion by Welch, seconded by Dockendorff to adjourn the meeting. All members in attendance voted in favor. Meeting adjourned at 6:14 p.m.