

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: March 24th, 2015
RE: Meeting Minutes, Public Hearing
Tuesday, March 24th, 2015

The Planning Commission met at 5:15 p.m., on Tuesday, March 24th, in the City Council Chambers at City Hall. The following members were Present: Don Smith, Jerry Steffes, Dave Hanifl, Richard Wieser, Patty Dockendorff, Linda Larson and Ex-officio members Brian Krenz, Bill Waller and Shawn Wetterlin were in attendance. Skip Wieser and Mani Edpuganti were not present.

The meeting was called to order by Chairman Smith at 5:30 p.m.

1. The Planning Commission of the City Zoning Authority held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, March 24, 2015 at 5:30 P.M. to consider the adoption of a change to the Zoning Ordinance including but not limited to:

Specific inclusion of senior multistory housing as an approved or conditionally approved use in the Central Business District.

- a. The Public Hearing was called for by the Planning Commission, prompted by the developer.

- Tom Hiberger introduced his Shingobee team members.
- Jon Fahning of Shingobee gave a brief presentation of their project and spoke about the market study that was done a few years ago, along with the need and desire to have elderly housing downtown. Information was presented which identified properties that would be needed, and those properties have shown interest. Shingobee is at a cross road, until the Zoning is changed in CBD to include elderly housing and their project is approved, so they may begin acquiring properties. They also have been in contact with providers that have shown interest in the project.

- Sandy Graves, 1200 N. 1st, Program Director for Neighbors Action, spoke of the elderly housing study that was done. Sandy sees a real value of having elderly housing downtown for services and to support local business. The 80 plus residents and 40 support staff, will support local business. The document that was put together by the Elderly Housing Task Force Group and Planning Commission, and adopted by City Council was very specific about having Elderly Housing in the downtown district.
- Abby Dean, 401 N. 3rd is for the development. This developer has listen to the residents.
- Troy Nolop, 25 South Walnut is 100% in favor of the development and is concerned about parking, which will need to be addressed. Also how a four story building will look with existing single story buildings.

5:45 Public Hearing closed for Planning Commission Discussion

- Dave Hanifl, was concerned about taxes removed from existing businesses.
- Linda Larson, noted section 12.22 in the CBD where it mentions to consider 3 story buildings.
- Dick Wieser, mentioned that it may have been an over site when the zoning was redone. The Zoning book probably should have include Elderly Housing.
- Don Smith, agreed with Dick Wieser, stating that it may have been an over site not including Elderly Housing in the CBD when it already includes Multi-family, Hotels and Motels in the CBD.

The Planning Commission concluded, that at the next Planning Commission meeting they will look at specific language for text amendments for senior multistory housing.

Motion was made by Patty Dockendorff, Seconded by Linda Larson to look at specific language for CBD text amendments at our next Planning Commission meeting, to address senior multistory housing in the Central Business District.

Patty Dockendorff - Yes
Linda Larson - Yes
Richard Wieser - Abstain
Jerry Steffes - No
Dave Hanifl - No
Chairman, Don Smith - Yes

2. The Planning Commission had a discussion regarding the proposed Twilight street vacation.

Motion by Patti Dockendorff, Seconded by Linda Larson that the proposed, Wieser Brothers street vacation is consistent with the Comprehensive Plan.

Patty Dockendorff - Yes
Linda Larson - Yes
Richard Wieser- Abstain
Jerry Steffes - Yes
Dave Hanifl - Yes
Chairman, Don Smith - Yes

- In Dave Hanifl's opinion the swap isn't a fair trade. Would be if Wieser Brothers paid for the access to the water and the development costs, creating an access way to the water.
- There was contrary opinion expressed.

In Recommending that the motion be approved, the Planning Commission referenced the following findings of fact:

Vacation of Twilite Street:

- a. Vacating Twilite Street south of its intersection with Strupp Avenue is in the best interest of the City of La Crescent. The City will reserve and retain necessary utility and access easements to protect the City's interest.
- b. The City of La Crescent will be retaining the south 30 feet of Twilite Street adjoining Blue Lake. This reservation will provide the City access to the perpetual easement for the bicycle/pedestrian trail and in accordance with the Twilite Street Redevelopment Agreement dated November 23, 2011.

Land Exchange:

- c. The City of La Crescent owns Twilite Street in fee title by virtue of Warranty Deed recorded July 6, 1973 in Book 247 of Deeds, page 517.
- d. W.B. Properties is the fee owner of the property shown in the attached Exhibit A by virtue of a Deed recorded as Document No. 265016 in the Office of the Houston County Recorder and will

be acquiring the easterly 30 feet of Parcel No. 25.1255.000 prior to the April 13,2015 City Council Meeting.

In exchange for conveyance of the fee title to Twilite Street, W.B. Properties will be conveying property near Blue Lake adjacent to Strupp Avenue. In support of the land exchange, the Planning Commission makes the following Findings of Fact.

- e. The Comprehensive Plan seeks to improve recreation opportunities in the City of La Crescent, including access to Blue Lake.
- f. The December 2012 Park and Recreation Plan and the 2008 Minnesota Design Team suggested completion of a canoe/kayak launch amenities in the Twilite Street area. The Design Team also recommended establishing a parking area for Blue Lake.
- g. The proposed exchange will provide an opportunity to allow for parking and a pedestrian access to Blue Lake.
- h. The exchange will promote and encourage industry and provide employment opportunities within the City.

Meeting adjourned at 6:30 P.M.