



CITY OF LA CRESCENT

315 MAIN STREET

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LA CRESCENT, MN 55947

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TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/Zoning Official
DATE: April 4, 2018
RE: Meeting Minutes,
Tuesday, April 3, 2018

The regular scheduled monthly meeting of the Planning Commission met at 5:30 p.m., on Tuesday, April 3, 2018 in the City Council Chambers at City Hall. The following members were present: Patti Dockendorff, Jerry Steffes, Linda Larson, Dave Hanifl, and Richard Wieser. Future member Annie Stoecklein was also in attendance. City Council member Brian Krenz, City Administrator Bill Waller, City Attorney Skip Wieser, City Engineer Tim Hruska and Building/ Zoning Official Shawn Wetterlin were also in attendance. Planning Commission members Donald Smith and Jason Ludwigson were not in attendance.

1. The meeting was called to order by Vice Chair Larson. The meeting minutes of March 6, 2018 were approved as distributed by a consensus of the Planning Commission Members.
2. The Planning Commission held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3rd, 2018 at 5:30 o'clock p.m. to consider the application for a preliminary plat. The preliminary plat request concerns certain premises situated in said City described as follows, to wit: Parcel number 251152000, 251153000, 250843000 and 250844000 Houston County, better known as the 505, 509 Chestnut and 120 Hillview Boulevard, La Crescent, Gittens- Leidel American Legion Post 595 La Crescent.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the preliminary plat request.

City Engineer Tim Hruska reviewed the preliminary plat and the need to plat the parcels to clean up the gaps and property lines instead of using the administrative subdivision process. WHKS's recommendation of approval letter is attached.

Members of the Planning Commission questioned the City Engineer about the request.

The following persons spoke on the matter:

Jeff Henthorne, 417 Park Street
Cherryl Jostad, 117 Hillview Boulevard

The Vice Chair closed the public hearing with no additional member of the public wishing to speak on the matter.

The Commission discussed the preliminary plat request.

Motion was made by Steffes, seconded by Hanifl to recommend to the council approval of the preliminary plat request with the following conditions:

1. That the applicant/developer obtain consent to proceed with plat of all mortgagees and owners of record.
2. All overhead and underground utility easements be relocated to the dedicated utility easements contained in the plat of Veterans Subdivision.
3. The utility and drainage easements shall be identified and shown on the plat and dedicated to the public.
4. All easements of record for the benefit of the City of La Crescent are identified and dedicated on the plat.
5. The right turn lane on southbound Hwy 14/61 be approved by MNDOT and City Engineer.
6. Prior to issuance of the building permit, that property currently zoned residential are rezoned to commercial and that any mutual easements or agreements regarding shared parking lots and driveways be reviewed and approved by the City at least ten (10) days prior to issuance of the building permit.
7. Utility plan, stormwater plan, site grading plan/erosion control plan will be prepared by applicant/developer and reviewed and approved the by City Engineer prior to issuance of the building permit.
8. That the applicant/developer provide an updated southeasterly property line on the plat to be agreed upon between applicant/developer and the City of La Crescent. The property line to be approved by the City Attorney and City Council.
9. Area currently occupied by the City of La Crescent as Timm Lane shall be dedicated to the City.
10. That the terms and conditions of the Development Agreements with La Crescent Hotel Group LLC and La Crescent Area Event Center, Inc. are complied with.
11. 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.
12. That plans for adjoining municipal parking lot are approved by La Crescent City Council.
13. That the applicant/developer apply with all applicable federal, state, and local regulations.
14. That the applicant/developer obtain a conditional use permit for purposes of operating an event center.

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

Steffes – Yes

Hanifl – Yes

Wieser - Abstain

Dockendorff – Yes

Larson – Yes

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

1. The proposed approval does not adversely impact the existing use of the adjacent park facilities. The City Council finds that the entire City will benefit from the proposed hotel and event center development. This increase in commercial base will lead to additional opportunities for the City including improvements in the parks and other recreational activities. The Planning Commission is recommending to the City Council that the Council amend the adopted Park Plan in order to make the use of the Park Plan consistent with its current use. The proposed redevelopment will not impede the use or access to the existing park.
 2. The proposed use of a hotel is permitted in a commercially zoned district. The Event Center is conditionally permitted in the commercial district.
 3. The Planning Commission is recommending that the City Council waive any requirements for park dedication or contribution.
3. The Planning Commission held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3rd, 2018 at 5:30 o'clock p.m. to consider the application for a conditional use permit to allow an assembly hall (Event Center) in a commercial zoned district. The conditional use permit request concerns certain premises situated in said City described as follows, to wit: Parcel number 251152000, 251153000, 250843000 and 250844000 Houston County, better known as the 505, 509 Chestnut and 120 Hillview Boulevard, La Crescent, Gittens- Leidel American Legion Post 595 La Crescent.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the conditional use permit request.

Members of the Planning Commission questioned the developer about the request.

The Chair closed the public hearing with no member of the public wishing to speak on the matter.

The Commission discussed the Conditional Use Permit request.

Motion was made by Dockendorff, seconded by Hanifl to recommend to the City Council approval the conditional use permit with the following conditions:

1. The applicant/developer will abide by all representations made by the applicant/developer or their agents 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. That the applicant/developer apply with all applicable federal, state, and local regulations.

2. That the applicant/developer comply with all terms and conditions of the Development Agreement between the City of La Crescent and La Crescent Area Event Center approved December 18, 2017.
3. That the applicant/developer apply with all applicable federal, state, and local regulations.
4. Building structure, style, and materials shall comply with City ordinances.

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

Steffes – Yes
Hanifl – Yes
Wieser - Abstain
Dockendorff – Yes
Larson – Yes

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

1. The Comprehensive Plan of La Crescent encourages redevelopment along Hwy 14/16. The proposed use (Assembly Hall/Event Center) is adjacent to proposed hotel. The Event Center will serve not only the residents of La Crescent, but the surrounding area by providing a use complementary to the adjacent hotel. It is contemplated that the Event Center will be used for weddings, community celebrations, and other gatherings.
2. The area to the north of the Event Center is already developed as residential, while the areas westerly and southerly are predominantly park/open areas. The establishment of this conditional use permit will not impede the normal and orderly development of the surrounding area.
3. There will be constructed a 130-stall municipal parking lot to the southwest of the proposed Event Center permitting adequate parking for the use.
4. The proposed use will not create any excess odor, fumes, or other nuisances. The proposed use is consistent with the purposes of La Crescent's zoning ordinances along with the purposes and intent of commercially zoned district located adjoining to a state highway. The proposed use will not conflict with the policies of the City of La Crescent and will not create any traffic hazards or conditions.
5. The redevelopment of the former American Legion will serve to enhance Veterans Memorial Park. The redevelopment will also provide a trail connection to adjoining bluff land. The Comprehensive Plan calls for improved commercial development along major highways going through the City.

4. The Planning Commission held a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3rd, 2018 at 5:30 o'clock p.m. to consider the application for a variance to allow for ten foot six inch front setback when the zoning ordinance requires a thirty foot set back in a commercial zoned district. The variance request concerns certain premises situate in said City described as follows, to wit: Parcel number 251152000, 251153000, 250843000 and 250844000 Houston County, better known as the 505, 509 Chestnut and 120 Hillview Boulevard, La Crescent, Gittens- Leidel American Legion Post 595 La Crescent.

The Vice Chair called the public meeting to order.

The Building Official gave an overview of the variance request.

Members of the Planning Commission questioned the developer about the request.

The Vice Chair closed the public meeting with no member of the public wishing to speak on the matter.

The Commission discussed the variance request.

Motion was made by Steffes, seconded by Hanifl to approve the variance request with the following conditions.

1. 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.
2. That the applicant/developer apply with all applicable federal, state, and local regulations.

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

Steffes – Yes

Hanifl – Yes

Wieser - Abstain

Dockendorff – Yes

Larson – Yes

In recommending that the motion be approved, the Planning commission referenced the following findings of fact:

1. The proposed is reasonable in a commercially zoned district.
2. The granting of the variance will not alter or impede the adjoining parkland. The need for the variance is due to circumstances unique to the property in the proposed redevelopment of the former American Legion site.
3. The granting of the variance will permit the Event Center to be in closer proximity to municipal parking.

5. The Planning Commission held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3rd, 2018 at 5:30 o'clock p.m. to consider the application for a final plat. The final plat request concerns certain premises situated in said City described as follows, to wit: Parcel number 251152000, 251153000, 250843000 and 250844000 Houston County, better known as the 505, 509 Chestnut and 120 Hillview Boulevard, La Crescent, Gittens- Leidel American Legion Post 595 La Crescent.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the final plat request.

City Engineer Tim Hruska reviewed the final plat and the need to plat the parcels to clean up the gaps and property lines instead of using the administrative subdivision process. WHKS's recommendation of approval letter is attached.

Members of the Planning Commission questioned the city engineer about the request.

The Vice Chair closed the public hearing with no additional member of the public to speak on the matter.

The Commission discussed the final plat request.

Motion was made by Steffes, seconded by Larson to recommend to the city council approval of the final plat request with the following conditions:

1. That the applicant/developer obtain consent to proceed with plat of all mortgagees and owners of record.
2. All overhead and underground utility easements be relocated to the dedicated utility easements contained in the plat of Veterans Subdivision.
3. The utility and drainage easements shall be identified and shown on the plat and dedicated to the public.
4. All easements of record for the benefit of the City of La Crescent are identified and dedicated on the plat.
5. The right turn lane on southbound Hwy 14/61 be approved by MNDOT and City Engineer.
6. Prior to issuance of the building permit, that property currently zoned residential are rezoned to commercial and that any mutual easements or agreements regarding shared parking lots and driveways be reviewed and approved by the City at least ten (10) days prior to issuance of the building permit.
7. Utility plan, stormwater plan, site grading plan/erosion control plan will be prepared by applicant/developer and reviewed and approved the by City Engineer prior to issuance of the building permit.
8. That the applicant/developer provide an updated southeasterly property line on the plat to be agreed upon between applicant/developer and the City of La Crescent. The property line to be approved by the City Attorney and City Council.
9. Area currently occupied by the City of La Crescent as Timm Lane shall be dedicated to the City.

10. That the terms and conditions of the Development Agreements with La Crescent Hotel Group LLC and La Crescent Area Event Center, Inc. are complied with.
11. 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.
12. That plans for adjoining municipal parking lot are approved by La Crescent City Council.
13. That the applicant/developer apply with all applicable federal, state, and local regulations.
14. That the applicant/developer obtain a conditional use permit for purposes of operating an event center.
15. Parking and buildings are generally located to the layout of attached site plans dated April 2, 2018.
16. Keep as many mature trees as possible and plant additional trees in park.

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

Steffes – Yes
 Hanifl – No
 Wieser - Abstain
 Dockendorff – Yes
 Larson – Yes

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

1. The proposed approval does not adversely impact the existing use of the adjacent park facilities. The City Council finds that the entire City will benefit from the proposed hotel and event center development. This increase in commercial base will lead to additional opportunities for the City including improvements in the parks and other recreational activities. The Planning Commission is recommending to the City Council that the Council amend the adopted Park Plan in order to make the use of the Park Plan consistent with its current use. The proposed redevelopment will not impede the use or access to the existing park.
 2. The proposed use of a hotel is permitted in a commercially zoned district. The Event Center is conditionally permitted in the commercial district.
 3. The Planning Commission is recommending that the City Council waive any requirements for park dedication or contribution.
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6. The Planning Commission held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3rd, 2018 at 6:00 o'clock p.m. to consider the application for a preliminary plat. The preliminary plat request concerns certain premises situated in said City described as follows, to wit: Parcel number 252209000 and 252208000, Houston County, better known as the Horse Track Meadows (Race Track), La Crescent.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the preliminary plat request.

The Developer, MSM Properties, Mike Sexauer gave an overview the preliminary plat. Attached is the Development Plan letter dated April 2, 2018 and a Phasing map.

Members of the Planning Commission questioned the developer about the request.

The following persons spoke on the matter:

Dave Baumgartner, 1755 County 6
Shirley Rosendahl, 1703 County 6
Jeffery Miller, 1400 County 6
Jason Devine, 1650 County 6
Jeremey Chipps, 1406 Willow
Tom Ready, 1369 County 6
Dave Booth, 142 Janell Ave
Curt Murray, 574 Hickory Lane
Mary Busch, 1584 County 6

The Vice Chair closed the public hearing with no additional member of the public wishing to speak on the matter.

The Commission discussed the preliminary plat request.

Motion was made by Hanifl, seconded by Wieser to recommend to the council approval of the preliminary plat request with the following conditions:

1. Identify property to be conveyed to City of La Crescent as an outlot.
2. Outlot to be conveyed/dedicated to the City as part of Phase I.
3. Phases of the development need to be identified.
4. Utility and drainage easements needs to be identified and dedicated on the plat. The location and width of the utility and drainage easements need to be approved by the City Engineer.
5. That the applicant/developer comply with the terms and conditions of the Preliminary Development Agreement dated March 1, 2018.
6. Utility plan, stormwater plan, site grading plan/erosion control plan will be prepared by the applicant/developer and reviewed and approved by the City Engineer.
7. Applicant/developer comply with the recommendations contained in the Engineering Report of Braun Intertec dated February 13, 2018.
8. All building setbacks shall be identified on the final plat.
9. Building footprints should be provided on final plat.
10. No site work shall commence until after approval of the final plat.
11. The sewer connection service agreement with the City of La Crosse, Wisconsin be amended to include proposed development property.

12. Prior to approval of final plat, Chapter 429 – Special Assessment procedure is completed assessing the cost of public improvements back to lots.
13. The applicant/developer construct a walking trail through the outlot dedicated to the City at applicant/developer cost. The trail to be identified on plat.
14. That the city water system be “looped” in order to provide sufficient water flows.
15. That lots be identified with their intended use (R1-A Single Family, R-3 twinhome, multifamily with number of units). The PUD development plan shall identify all the proposed land uses and those uses shall become permitted uses with the expectance of the development plan.
17. All easements of record to be identified on plat
18. The applicant/developer provide information required by the following sections of the Subdivision Ordinance:
 - 13.09(2)(B)(1-6)
 - 13.09(2)(C)(1-17)
 - 13.09(2)(D)(1-22)
 - 13.09(2)(E)(1-10)
 - 13.09(2)(G)(1-8)
 - 13.09(2)(G)(2)(i-iv)
19. 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.
20. That the applicant/developer apply with all applicable federal, state, and local regulations.
21. Show Ordinary High Water Line/ Floodplain on plat
22. Common walls of townhomes shall be on the lot line

WHKS Comment below, letter dated March 28, 2018 also attached:

23. The applicant must secure all necessary permits before construction begins including a sanitary sewer extension permit (MPCA), water main extension permit (MDH) and NPDES storm water permit if required. The Owner, or their representation, will be responsible for permit compliance.
24. Submit a Certificate of Survey for the parcel.
25. Show existing building structures within 350 feet of the boundary.
26. Provide gross and buildable lot acreages.
27. Show width of lots at setbacks for those lots on a curve
28. Stormwater must be addressed on the site. Locations will need to be determined and drainage calculations need to be submitted to meet City and State requirement.
29. Storm water needs to be contained within the established drainage easements. Provide open channel flow calculations verifying.
30. The final grading plan should be submitted with the final plat and plan submittal. Grading plan provisions should insure that drainage crosses no more than one adjacent lot. If drainage crosses more than one lot, a drainage easement should be required. The grading plan should show proposed building locations, styles, and floor elevations.

31. Slopes of the land adjacent to Pine Creek should be shown so that a determination can be made as the implementation of the City's Bluffland Ordinance. This should be evaluated as part of the PUD process.
32. Additional easements required by private utility companies, if any, should be platted. All proposed utility conduit crossings must be shown on the final plans. All related private utility fees shall be paid by the Developer.
33. Utility plans shall be submitted with the final plat and plan submittal. Additional easements may be required to accommodate sanitary sewer and water main to serve county road 6 properties and utility line connections to Valley Lane.

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

Steffes – Yes
Hanifl – Yes
Wieser - Yes
Dockendorff – Yes
Larson – Yes

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

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 PUD process is an appropriate zoning for the property because it is greater than 10 acres and is unique in many ways including in its rather contained geographic boundaries. It is suitable for a mixed use neighborhood with single family and multi-family properties.
 4. Such PUD development is consistent with the Comprehensive Plan which calls for additional family housing of mixed and varied types. Such mixed neighborhoods are increasing in demand and successful. This fact and the number and quantity was identified in the housing study completed by Maxwell and reviewed by the Planning Commission, although the final proposed mix is not yet identified on the submittal.
 5. The basic layout of streets and lots are acceptable. It is noted that the applicant designed to R1-A standards for single family lots and R-2 standards for twin homes.
7. The Planning Commission held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3rd, 2018 at 6:00 o'clock p.m. to consider the application for a Planned Unit Development. The planned unit development request concerns certain premises situate in said City described as follows, to wit: Parcel number 252209000 and 252208000, Houston County, better known as Horse Track Meadows (Race Track), La Crescent.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the preliminary plat request. The Developer is requesting a Planned Unit Development (PUD) with the following:

- a. Allow attached garages to be built in front of the principle dwelling by ten feet.
- b. Allow up to a forty eight unit apartment building on lot number twenty seven of the preliminary plat, using R-3 Multifamily zoning for setbacks.
- c. Allow Twin Homes (Horizontally) lots using R-2 zoning for setbacks.
- d. Allow single family homes using the R1-A zoning for setbacks.

The Developer, MSM Properties, Mike Sexauer gave an overview the Planned Unit Development request.

Members of the Planning Commission questioned the developer about the request.

The following persons spoke on the matter:

Tom Ready, 1369 County 6
Dave Booth, 142 Janell Ave
John Towner, Onalaska

The Vice Chair closed the public hearing with no additional member of the public wishing to speak on the matter.

The Commission discussed the Conditional Use Permit request.

Motion was made by Hanifl, seconded by Wieser to recommend to the council approval of the Planned Unit Development request with the following conditions: (These are the same conditions as the preliminary plat)

1. Identify property to be conveyed to City of La Crescent as an outlot.
2. Outlot to be conveyed/dedicated to the City as part of Phase I.
3. Phases of the development need to be identified.
4. Utility and drainage easements needs to be identified and dedicated on the plat. The location and width of the utility and drainage easements need to be approved by the City Engineer.
5. That the applicant/developer comply with the terms and conditions of the Preliminary Development Agreement dated March 1, 2018.
6. Utility plan, stormwater plan, site grading plan/erosion control plan will be prepared by the applicant/developer and reviewed and approved by the City Engineer.
7. Applicant/developer comply with the recommendations contained in the Engineering Report of Braun Intertec dated February 13, 2018.
8. All building setbacks shall be identified on the final plat.
9. Building footprints should be provided on final plat.
10. No site work shall commence until after approval of the final plat.

11. The sewer connection service agreement with the City of La Crosse, Wisconsin be amended to include proposed development property.
12. Prior to approval of final plat, Chapter 429 – Special Assessment procedure is completed assessing the cost of public improvements back to lots.
13. The applicant/developer construct a walking trail through the outlot dedicated to the City at applicant/developer cost. The trail to be identified on plat.
14. That the city water system be “looped” in order to provide sufficient water flows.
15. That lots be identified with their intended use (R1-A Single Family, R-3 twinhome, multi- family with number of units). The PUD development plan shall identify all the proposed land uses and those uses shall become permitted uses with the expectance of the development plan.
17. All easements of record to be identified on plat.
18. The applicant/developer provide information required by the following sections of the Subdivision Ordinance:
 - 13.09(2)(B)(1-6)
 - 13.09(2)(C)(1-17)
 - 13.09(2)(D)(1-22)
 - 13.09(2)(E)(1-10)
 - 13.09(2)(G)(1-8)
 - 13.09(2)(G)(2)(i-iv)
19. 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.
20. That the applicant/developer apply with all applicable federal, state, and local regulations.
21. Show Ordinary High Water Line/ Floodplain on plat.
22. Common walls of townhomes shall be on the lot line.

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

Steffes – Yes
 Hanifl – Yes
 Wieser - Yes
 Dockendorff – Yes
 Larson – Yes

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

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 PUD process is an appropriate zoning for the property because it is greater than 10 acres and is unique in many ways including in its rather contained geographic boundaries. It is suitable for a mixed use neighborhood with single family and multi-family properties.
 4. Such PUD development is consistent with the Comprehensive Plan which calls for additional family housing of mixed and varied types. Such mixed neighborhoods are increasingly in demand and successful. This fact and the number and quantity was identified in the housing study completed by Maxwell and reviewed by the planning commission, although the final proposed mix is not yet identified on the submittal.
 5. The basic layout of streets and lots are acceptable. It is noted that the applicant designed to R1-A standards for single family lots and R-2 standards for twin homes.
8. City Engineer Tim Hruska reviewed the proposed Horse Track Meadow schedule.
 9. City Engineer Tim Hruska reviewed a summary of a Horse Track Meadows soils report from Braun Intertec.
 10. The Planning Commission held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3, 2018 at 6:30 o'clock p.m. to consider the application for a final plat. The final plat request concerns certain premises situated in said City described as follows, to wit: Parcel number 251261002, Houston County, better known as 1108 Spruce Drive, La Crescent.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the final plat request.

Members of the Planning Commission questioned the developer about the request.

The Vice Chair closed the public hearing with no member of the public wishing to speak on the matter.

The Commission discussed the preliminary plat request.

Motion was made by Wieser, seconded by Hanifl to recommend to the council approval of the final plat request with the following conditions:

1. That the applicant/developer abide by all representations made by applicant/ developer or his agents or representatives made during the plat review approval process.
2. That the applicant/developer comply with all applicable Federal, State and local regulations.
3. The applicant must submit a utility plan depicting locations and details for water service and sanitary service connections.

4. Storm water for building on Lot 4 will need to be addressed and approved by City Engineer.
5. The applicant submit a utility plan depicting locations and details for water service and sanitary sewer service connections.

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

Steffes – Yes

Hanifl – Yes

Wieser - Yes

Dockendorff – Yes

Larson – Yes

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

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. There were no objections from neighbors.

The Park dedication or fee would not be required based upon the council's approval at the March 12th council meeting.

11. The Planning Commission held a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3, 2018 at 6:30 o'clock p.m. to consider the application for a variance to allow for the construction of a garage structure with a square footage of 288 square feet for each dwelling unit when the zoning ordinance calls for 540 square feet in R-3 zoned district, (12.18, Subd. 6. G). The variance request concerns certain premises situated in said City described as follows, to wit: Lot 4, Block 1, Southside Addition, better known as 1112 Spruce Drive.

The Vice Chair called the public hearing to order.

The Building Official gave an overview of the variance request.

The developer presented the request.

Members of the Planning Commission questioned the developer about the request.

The Vice Chair closed the public meeting with no member of the public wishing to speak on the matter.

The Commission discussed the variance request.

Motion was made by Steffes, seconded by Dockendorff to approve of the variance request with the following condition:

1. The developer shall add an additional four parking spaces for the apartment building.

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

Steffes – Yes

Hanifl – Yes

Wieser - Yes

Dockendorff – Yes

Larson – Yes

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

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. There were no objections from neighbors.
 4. The request will not alter the essential character of the locality.
 5. This Variance has been allowed in the past.
12. The Planning Commission held a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, April 3, 2018 at 6:30 o'clock p.m. to consider the application for a variance to allow for the construction of a new residential structure with the rear setback of 25 feet when the zoning ordinance calls for a 35 foot rear setback from the property line in R-1A zoned district, (12.14, Subd. 5.). The variance request concerns certain premises situate in said City described as follows, to wit: Lot 3, Block 1, Southside Addition, better known as 615 South 11th Street.

The Vice Chair called the public meeting to order.

The Building Official gave an overview of the variance request.

The developer presented the request.

Members of the Planning Commission questioned the developer about the request.

The Vice Chair closed the public meeting with no member of the public wishing to speak on the matter.

The Commission discussed the variance request.

Motion was made by Hanifl, seconded by Dockendorff to approve of the variance request.

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

Steffes – Yes

Hanifl – Yes

Wieser - Yes

Dockendorff – Yes

Larson – Yes

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

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. There were no objections from neighbors.
4. The request will not alter the essential character of the locality.
5. The both properties are owned by the same person.

13. The Vice Chair requested the rest of the agenda items be addressed at a future meeting.

The next regular scheduled Planning Commission meeting will be on May 1st, 2018 at 5:30 p.m.
Meeting Adjourned at 8:00 p.m.

Respectfully submitted,
Shawn Wetterlin, Building/Zoning Official