

TO: Planning Commission Members
Honorable Mayor and City Council members
FROM: Angie Boettcher, Administrative Assistant
DATE: June 30, 2021
RE: Meeting Minutes from June 29, 2021

The Planning Commission met at 5:30 p.m., on Tuesday, June 29, 2021 in the City Council Chambers at City Hall.

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: Dave Hanifl, Jerry Steffes, Dave Coleman, Mike Welch, Greg Husmann. Linda Larson and Annie Stoecklein were absent. City Council member Dale Williams, Building/Zoning Official Shawn Wetterlin, City Sustainability Coordinator, Jason Ludwigson and City Administrative Assistant Angie Boettcher, and City Attorney Skip Wieser were also in attendance.

The meeting was called to order by Chair Hanifl.

1. Chair Hanifl asked for a motion to approve the minutes from the May 4, 2021 meeting.

Following discussion Member Husmann made a motion, seconded by Welch to approve the minutes.

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

Hanifl – Yes

Husmann – Yes

Welch – Yes

Coleman – Yes

Steffes – absent at time of vote

- 2&3. Chair Hanifl opened the 5:35 Public Meeting regarding Horse Track Meadows West/II preliminary plat application and district zoning change for 856 Bridle Lane.

Developer Mike Sexauer gave an overview of the project.

Chair Hanifl closed the Public Meeting.

- A. District Zoning Change:

Following discussion member Husmann made a motion, seconded by Welch to approve the district zoning change with the following findings:

Findings of Fact in Support of a Rezoning Classification to R1

1. The request to rezone is a reasonable request and is permitted by the zoning ordinance.
2. The request to rezone is in harmony with the general provisions and intent of the zoning ordinance and consistent with the goals of the 2016 Comprehensive Plan and general policies of the City of La Crescent.
3. The property commonly referred to as the “Horsetrack Meadows” or “Racetrack” and “Horsetrack Meadows West” were annexed by the City in September 2016 in order to make sure future development was done in the City.
4. In July 2019, the City of La Crescent approved an amendment to its Sewer Conveyance Agreement with the City of La Crosse to provide municipal sewer to the Horse Track Meadows property.
5. The rezoning is in response to a general change in market. Multifamily development is being satisfied with other development within the City.
6. The 2016 Comprehensive Plan identified few lots available for construction within the City. Granting the rezoning will meet an identified need for additional lots within the City for continued growth of the City.
7. The adjacent surrounding land uses are compatible with the rezoning request.

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

Hanifl – Yes

Husmann – Yes

Welch – Yes

Coleman – Yes

Steffes – Yes

B. Preliminary Plat Application:

Following discussion member Husmann made a motion, seconded by Welch to approve the Preliminary Plat with the following findings and conditions:

Conditions of Approval:

1. The special assessments in the amount of \$242,115.90, imposed on Lot 54, plus interest will be paid in full. Prior to recording, and approval of the final plat.
2. Development Agreement be in place to the satisfaction of the City Attorney, City Administrator, City Engineer, and City Council requiring the developer to install the improvements. Development Agreement should address the following:
 - A. Developer’s engineering estimate for the utility and road extension (“Utility Plan”).
 - B. Drainage easements to be identified on plat-it appears utility easements are drainage easements.

- C. Financial guarantee for the benefit of the City in the amount of 115% of the utility extension and road extension estimates. See 13.17B
 - D. Two (2) year Developer Warranty on improvements from date of City acceptance.
 - E. Improvements to be dedicated to the City.
 - F. Construction observation to be included in Developer agreement. WHKS to provide estimate for construction observation with cost paid by Developer or specially assessed.
3. That plat be joined in by any mortgagee of record, or alternatively Lot 54 be released from any existing mortgage.
 4. Stormwater Pollution Prevention Plan approved by the City Engineer. Drainage calculations need to be submitted to meet city and state requirements.
 5. Applicant/developer comply with the recommendations contained in the Engineering Report of Braun Intertec dated February 13, 2018. Developer to provide report to Purchasers of the lot.
 6. No site work shall commence until after approval of the final plat.
 7. No lots in Horsetrack Meadows West will be sold until final plat is recorded.
 8. Applicant obtaining all wetland mitigation permits from applicable federal, state, and local agencies, if needed.
 9. That the restrictive covenant prohibiting development of City owned land to the east of the entrance road be removed from the Horsetrack Meadows Development Agreement.
 10. Reduce the 20' wide walking path easement to 10' wide.

Findings of Fact for Approval of HTM West Preliminary Plat

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. The property commonly referred to as the "Horsetrack Meadows" and "Horsetrack Meadows West" were annexed by the City in September 2016 in order to make sure future development was done in the City.
5. In July 2019, the City of La Crescent approved an amendment to its Sewer Conveyance Agreement with the City of La Crosse to provide municipal sewer to the Horse Track Meadows property.
6. The proposed development provides a mix of single family, twin home, and buildings.
7. The proposed development is consistent with the general vision for the City.
8. Developer has demonstrated an increased need in single family housing inventory within the City of La Crescent. Further the need for multi-family/apartment building is being satisfied before other developments within the City.

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

Hanifl – Yes

Husmann – Yes

Welch – yes

Coleman – Yes

Steffes – Yes

4. Member Husmann requested that each Planning Commission meeting begin with the Pledge of Allegiance. It was approved by consensus of the members.
5. Chair Hanifl discussed concerns he has with the Wagon Wheel Trail progress. It was a consensus by all members to take this to the City Council for review.
6. Consensus to adjourn at 6:33 pm.

The next Planning Commission meeting will be held on Tuesday, August 3rd.