

TO: Planning Commission Members  
Honorable Mayor and City Council Members  
FROM: Shawn Wetterlin, Building/ Zoning Official  
DATE: September 14th, 2017  
RE: Meeting Minutes,  
Tuesday, September 12th, 2017

The Planning Commission met at 7:15 p.m., on Tuesday, September 12<sup>th</sup>, 2017 in the City Council Chambers at City Hall. The Following members were present: Donald Smith, Linda Larson, Jerry Steffes, Dave Hanifl, Patti Dockendorff, Jason Ludwigson, and Richard Wieser. Building/ Zoning Official, Shawn Wetterlin was also in attendance. City Council Member, Brian Krenz was not in attendance.

1. The meeting was called to order by Chairman, Smith.
2. The Planning Commission reconvened the consideration, Conditional Use Permit for Childcare Center in the Central Business district and text amendments for First Evangelical Lutheran Church, 400 Main Street, La Crescent, MN.

Motion by Wieser, seconded by Hanifl to recommend to the La Crescent City Council the granting a Conditional Use Permit to First Evangelical Church at 400 Main Street for the construction of a child care center on Lot 14, Block 5, of the La Crescent Platt, parcel number 25.025.9000.

Findings:

1. Childcare is a conditionally permitted use in the Central Business District.
2. The lot on which the Childcare building is to be constructed is in the Central Business District.
3. The requested use does not alter the essential character of the neighborhood as childcare services are already provide in the main structure on the church and construction will be achieved with materials similar in look to the adjacent and connected First Evangelical Church.
4. The property owner proposes to use the property in a reasonable manner for childcare as permitted by the zoning ordinance.
5. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
6. The Church parking lot to be constructed on Church property, west of the Church, is a permitted use in a R1-B Residential District and the Church is a permitted place of assembly in a R1-B Residential District.

Conditions of approval:

1. That the applicant replaces and expands available parking by providing for a minimum of 33 parking places as shown on the plan.

2. That the parking lot grading is designed to slope away from the adjacent property and the storm water plan is approved by the City Engineer.
3. That the parking space closest to the street (not including small 'hammerhead' for pulling out of the first space) is a minimum of 20 feet from the sidewalk and that the property between the sidewalk and the parking lot be initially sodded and continually maintained as green space.
4. That there are no plantings along the common property line with 434 Main Street for the first 20 feet measured from the sidewalk and that the next 40 feet be planted and maintained with materials that create a hedge like buffer between the properties.
5. That the construction is consistent with the plans presented to the Planning Commission and dated August 8th, 2017.

Future Planning Commission meeting dates:

October 3<sup>rd</sup>

November 7<sup>th</sup>

November 15<sup>th</sup>

December 5th

Meeting Adjourned at 8:00 p.m.

Respectfully, Shawn Wetterlin