

TO: Planning Commission Members
Honorable Mayor and City Council members
FROM: Jason Ludwigson, Sustainability Coordinator
DATE: September 8th 2022
RE: Meeting Minutes from September 6th, 2022

The Planning Commission met at 5:30 p.m., on September 6th, 2022 in the City Council Chambers at City Hall. The following members were present: Greg Husmann, Ryan Stotts, Mike Welch, Dave Hanifl, Dave Coleman, and Jerry Steffes. City Sustainability Coordinator, Jason Ludwigson, Economic Development Director, Larry Kirch, and City Council member Cherryl Jostad.

1. Members recited the Pledge of Allegiance.
2. Roll call was taken and all members were present for the meeting.
3. Greg Husmann opened the floor for nominations to the chair position for the Planning Commission. Mike Welch made a motion to nominate Greg Husmann as chair. Motion was seconded by Ryan Stotts. Greg closed the nominations for chair and opened the floor for nominations for the vice chair position. Ryan Stotts made a motion to nominate Mike Welch as vice chair. Motion was seconded by Dave Hanifl. Greg closed the nominations for vice chair.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor appointing Greg Husmann as chair and Mike Welch as Vice Chair.

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Welch – Yes

Husmann - Yes

4. Greg Husmann closed the regular meeting and opened the public hearing for the Conditional Use Permit for a house addition at 106 Shore Acres Road. The applicant is asking for a CUP to install engineered flood control openings in the existing home. The zoning code requires a CUP for installation of engineered flood control openings in the flood plain. Jerry Steffes asked about deed restrictions from the DNR. Mike Welch inquired about the CUP application being incomplete. Larry Kirch noted the CUP application is being updated to make it easier for the applicant to complete. The applicant did ultimately include all of the necessary information for the CUP application by the meeting date. Cody Benson spoke about the type of engineered flood that will be used in the project. New flood elevations will be required during the construction and upon completion of the construction for the occupancy certificate to be granted. Jerry asked about the base flood elevation (BFE). Larry clarified that is the elevation the applicant needs to get to with the project. Greg closed the public hearing for 106 Shore Acres Road.

Dave Coleman made a motion to approve the CUP for 106 Shore Acres Road with the following conditions. Dave Hanifl seconded the motion.

- 1) This CUP is conditionally approved pursuant to Chapter 12, ZONING ORDINANCE of the City of La Crescent, Minnesota, Section 12-06, Conditional Use Permits and the use shall be as set forth in accordance with the application and plans attached and associated to this case and all the provisions of the zoning ordinance and city codes applicable to this case.
- 2) The applicant shall comply with the city's adopted building codes for all interior and exterior building improvements.
- 3) The applicant shall sign exhibit #4 the non-conversion form
- 4) The applicant will submit a flood elevation certificate during construction of the piers and a flood elevation certificate upon completion of the project.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor of granting the conditional use permit for 106 Shore Acres Road.

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Welch – Yes

Husmann - Yes

5. Greg Husmann commented about the minutes from the August 2nd 2022 minutes. The minutes show planning commission members as absent which is consistent with the city council practice. Corrections for the order of motions on item #1 and item #3 from the August 2nd minutes were noted. Additionally, a line including Annie Stoecklein needs removal in item #3.

Mike Welch made a motion to accept the minutes from the August 2nd meeting with the corrections above. Ryan Stotts seconded the motion.

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

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Welch – Yes

Husmann - Yes

6. Greg Husmann opened discussion about a recommendation for the Planning Commission to adopt the Comprehensive Park and Recreation plan. City administrator Bill Waller was in attendance to review the plan highlights with the commission. Bill noted the current city comprehensive plans. He noted the history of the past park and recreation plans. Bill highlighted the role of the Park and Recreation Commission in developing the plan. Four meetings lead up to the kickoff of the planning process. Those were followed by seven meetings that the Park and Recreation commission held to discuss the plan. Additional public outreach included an online community survey with 543 responses. 70% of those responses were from residents of the City of La Crescent. Additional public outreach included a public hike, a booth at the Farmers Market and a community open house at the Community Building. The Park

and Recreation commission recommended adoption of the plan at its July meeting. Bill noted the plan is broken down into 5 sections. The plan has developed master plans for 4 park areas. The planning process has led to a 7-acre prairie planting project in the Horse Track Meadows development and a Conservation Partners Legacy grant application for restoration on Pine Creek. Additionally, the master plan for Weiser Park has started a process to redevelop the park with significant construction starting in 2023. Other items from the plan include a proposed dog park and the Root River Trail connection.

Dave Hanifl made a motion that the planning commission sign a resolution recommending adoption of the Comprehensive Park and Recreation plan. That motion was seconded by Dave Coleman.

Upon a roll call vote, taken and tallied by the Sustainability Coordinator, all members present voted in favor of recommending adoption of the Comprehensive Park and Recreation plan.

Stotts – Yes

Steffes – Yes

Coleman – Yes

Hanifl – Yes

Welch – Yes

Husmann - Yes

7. Greg Husmann introduced the next item on the agenda, to review the draft code for the electric vehicle ordinance. Jason Ludwigson reviewed the updates to the ordinance which included information about vehicle charging speeds for level 1 and level 2 chargers. Jason Ludwigson highlighted the connections between the electric vehicle ordinance and adopted city plans, such as the Comprehensive Plan, Partners in Energy Plan, and GreenStep cities benchmarks. Jason noted that per the conversation with the state electrical code inspector each newly constructed garage bay requires a 120v 20amp outlet. Members asked questions about the requirements for surface parking lots in multi-family units and if the state electrical code requirement of a 120v 20amp outlet in new garage bays applies to multi-family construction. Members discussed the idea of a requirement in new single-family construction for a 50amp breaker in the electrical panel and conduit run to a garage bay. Members asked that additional options for the electric vehicle make ready standards be included in the ordinance for review at the October meeting.

Members voted in consensus to have staff bring an update to the electric vehicle ordinance to the October 4th meeting.

8. Greg Husmann introduced next item on the agenda the review of the action items from the Comprehensive Plan and Downtown Plan. Larry reviewed the action items and asked the Planning Commission to advise staff on a few of the items they wish to work on over the next year.

9. The Houston County land use survey is available for members of the Planning Commission to review and complete if desired.

10. Cheryl Jostad provided an update from the most recent city council meeting which included update to the Sportman's Road, but not Monte Carlo Road. That will be pushed into a future year. The city owns land in Horse Track Meadows that will be considered for 55 plus housing. Property owners in Apple Blossom Point attended the last council meeting to ask about the process for the city taking over maintenance of the road in that development.

11. The next meeting of planning commission will be October 4th at 5:30 p.m.

12. The meeting was adjourned at 6:49 p.m.