

**CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD**

*9/17/2013, 5:30 p.m.
City Council Chambers*

AGENDA

- A. CALL TO ORDER AND ROLL CALL
- B. APPROVAL OF THE AGENDA
- C. APPROVAL OF MINUTES
 - a. August 7, 2013 Special Meeting
 - b. August 20, 2013 Regular Meeting
- D. PUBLIC HEARINGS
 - a. An application from the Shell Rock River Watershed District for a conditional use permit to install a structure within the floodplain to install a fish barrier at the property located generally at the Green Lea Golf Course (101 Richway Drive, Albert Lea, MN).
 - b. To consider amendments to Chapter 74 of the Albert Lea City Code to add Section 74-1097 Outdoor Seating Standards for certain areas within the city of Albert Lea.
- E. OLD BUSINESS
- F. NEW BUSINESS
 - a. Resolution finding that a modification to the development program for the Development District No. 5 and a Tax Increment Financing Plan for the Tax Increment Financing District No 5-23 conform to the general plans for the development and redevelopment of the city
- G. COMMISSIONER COMMUNICATIONS
- H. STAFF COMMUNICATIONS
- I. ADJOURNMENT

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

*8/7/13, 5:30 pm
Council Chambers*

Members Present

Robert Hoffman
John Severtson
Carol Hassebroek
Pam Schmidt
Jon Murray
David Gross

Members Absent

Thayne Nordland

Staff in Attendance

Breanne Rothstein, Planner

Chairman, John Murray called the meeting to order at 5:30 p.m.

Approval of the Agenda

Robert Hoffman made a motion to approve the agenda and David Gross seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes

A motion was made by John Severtson to approve the minutes from April 2, 2013 and Robert Hoffman seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearing -IDD Ordinance Amendments

Breanne Rothstein, Planner WSB & Associates, Inc. outlined her staff report becomes part of these minutes by reference, and presented changes to the IDD District.

Chairman, Jon Murray opened the public hearing at 5:50 p.m.

Dan Dorman, from ALEDA spoke regarding the changes to the IDD, stating that ALEDA wasn't as concerned with the outside storage as much as the design standards. Allowing metal buildings is cost effective way to construct, and that Owatonna and Faribault's ordinance should be examined regarding the use of metal. Regarding screening, he thinks 100% screening should be required, beyond the six foot height. He stated he didn't like the requirement to be compliant with the Comp Plan, since it was adopted without a lot of input. He stated we need to be flexible, but that the appearance of buildings and outside storage is important in the IDD due to expectations set by current landowners.

Public hearing was closed at 6:10 p.m.

Councilmember Baker questioned that we might be defeating the purpose of the IDD by allowing more outside storage, and perhaps watering down the ordinance. However, he also has an issue with re-zoning the properties along Plaza to I-1 because of the landowner's expectations/values across the street that would stay IDD. He stated he likes the Planning Commission/City Council review, but stated that maybe we need to retain the architectural review committee.

Dan Dorman, ALEDA stated that rezoning the Jensen parcel and adjacent property would be an option, and leaving the remaining two parcels in I-1, given the question about suitability of development of the eastern parcel, especially.

Commissioner Murray asked about the situation at Poms, and Planner Rothstein stated that they are currently in violation of the ordinance.

Ryan Nolander, ALEDA, stated that, had Larson's known about Pomp's coming in, they may have considered buying that property before development occurred.

Commissioner Severtson suggested the best approach is to re-zone the Plaza parcels.

Commissioner Murray indicated that more should be done with screening and height, and that he was concerned about diluting down the ordinance too much.

Commissioner Gross stated he was OK with the screening provisions, and thought it would be difficult to enforce of height requirement on outside storage.

A motion was made by David Gross to approve the ordinance as written and Robert Hoffman seconded the motion. Approved on a 6-0 roll call vote.

Public Hearing-Request for a PD District ordinance amendment to allow for the sales and display of used vehicles at Nelson's Marketplace located at 1619 West Main

Breanne Rothstein, Planner WSB & Associates, Inc. outlined her staff report becomes part of these minutes by reference, and presented the PD Ordinance request.

Commissioner Severtson stated that he had concerns of car sales in this area.

Commissioner Hoffman asked staff about the reasoning behind the recommendation to prohibit temporary signage.

Councilmember Baker stated that this area is an underutilized site in its current condition.

Commissioner Severtson stated that he felt that the uses should be separated, had concerns with security, and that he had talked to the property owner about this.

Commissioner Murray opened the public hearing at 6:45 p.m.

Chris Nelson, as the applicant, introduced the idea, and addressed questions about lighting, flooding, and traffic flow.

Commissioner Murray closed the public hearing at 7:00 p.m.

Motion made by Commissioner Hoffman, and seconded by Commissioner Gross to approve the request to amend the PD ordinance for the property located at 1619 West Main Street, subject to the following conditions:

1. The site shall be developed, used, and maintained in accordance with the Site Plan, submitted with the application dated June 19, 2013;
2. The total number of vehicles should be limited to 20 vehicles that face Main Street;
3. The parking lot shall be re-configured to indicate new striping for spots facing Main Street, and removing some of the stalls on the northern side of the lot to accommodate a drive aisle. All cars shall be parked in designated parking stalls

4. All resolutions and amended site plans related to this request are recorded with the city and county, if applicable.

Motion approved on a 6 to 0 roll call vote.

Old Business-NONE

New Business-NONE

Commissioner Communications:-NONE

Staff Communications:-NONE

Adjournment - The meeting was adjourned at 7:05 p.m. on 8/7/2013 motion by Robert Hoffman and second by David Gross.

Respectfully submitted,

Breanne Rothstein, Planner

Approved:

Jon Murray, Chair

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

8/20/13, 5:30 pm
City Center - Council Chambers

Members Present

John Severtson
Thayne Nordland
Jon Murray
David Gross
Larry Baker, Ex-Officio

Members Absent

Robert Hoffman
Carol Hassebroek
Pam Schmidt

Staff in Attendance

Doug Johnson, Building Official
Jennifer Nelson, Office Specialist

Chairman, Jon Murray called the meeting to order at 5:31 p.m.

Approval of the Agenda

John Severtson made a motion to approve the agenda and Thayne Nordland seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes

A motion was made by David Gross to approve the minutes from July 16, 2013 and John Severtson seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearing -A request for a zoning amendment from St. John's Lutheran Home to re-zone the property generally on the southwest corner of Lakeview Boulevard and Richway Drive from R-1 Density Residential to PD-Planned Development District.

Public Hearing - A request for preliminary plat consideration from St. John's Lutheran Home to subdivide the property located generally on the southwest corner of Lakeview Boulevard and Richway Drive into several lots to accommodate a senior housing facility;

Public Hearing - A request from St. John's Lutheran Home for a conditional use permit to allow a senior housing facility in a PD Planned Development District.

Staff report prepared by Breanne Rothstein, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

Chairman, Jon Murray opened the public hearing.at 5:32 p.m.

Scot Spates, Administrator St. John's Lutheran Home, presented an overview of St. John's on Fountain Lake Project. Brian Johnson, Jones, Haugh & Smith Inc. Civil Engineers/Land Surveyors also in attendance.

Scot Spates advised the services of nursing homes are changing. People are looking for a new product, St. John's wants to develop a living community for seniors that allows them meaningful things for them

and their families to do. There will be a total of 84 resident rooms in the nursing home. This is a very thoughtfully laid out project which includes a skilled nursing home which will be a three-story building with 28 people living on each floor. There will be a total of 84 resident rooms in the nursing home. The first floor of the building will be dedicated to short-term-stay or transitional patients. The assisted living apartments will be a two-story building with 16 apartments on each floor. Independent Living apartments will be a two-story building. There will be twenty apartments on each floor for a total of 40 apartments. Underground parking will also be available for people living in the Independent Living Apartments. There will be 30 parking stalls. There will be a Town Center which is a shared common space and serves as a connecting link between the nursing home and apartments. The Town Center will offer the following amenities; Therapy Center, Fitness Center, Barber and Beauty Shop, Large Group Gathering Space, Coffee Shop and Library and Technology Center, Also small group family gathering space, small store, club room and three season porch. The club room and three season porch are scheduled for phase one of the project, but may be delayed to a later date due to overall cost of the project. The Coffee Shop and other gathering places will get people out of their rooms and be able to visit with family and friends in an engaging and inviting atmosphere. Can grab a cup of coffee and eat a donut while watching the boats out on the lake. The Club House which is a future project would allow residents to watch a sporting event on a large screen T.V., the library and technology center would allow residents to use computers and read the newspaper. Scot gave the example of a 94 year old resident that checks his face book account to keep in touch with family and friends, another resident that tracks his investments on the computer. The small gathering room is the perfect place to celebrate a private family gathering such as a birthday or anniversary. The large group gathering space would be for entertaining the residence such as music or entertainment hired for the residents.

John Severtson asked if all the buildings are connected. Scot stated it is modeled after Disney, the buildings are connected by underground corridors. Supplies and food would be delivered through the corridors. Spates gave the example of the food would be partially cooked then sent off to be prepared and finished in another building to give the residents the good smells of the food cooking like it was being prepared at home.

Larry Baker asked when they would like to start breaking ground. Spates is hoping to have plans finalized by January and believe this project would take 1 ½- 2 years to complete.

The plan is to receive deliveries from Richway drive and a special delivery dock off the back of the campus.

Crescent

Doug Johnson advised the plan is to have Crescent come straight through, there is a plan to tie into County Club Road also, staff is still looking at tie in options. Spates advised they have been communicating with the watershed who has purchased the neighboring property for a possible vacate and road easement.

Scot Spates advised they feel they can provide a product that is in demand. The new generation does not want to share a room they would like a private room to have their own space.

Spates also answered questions regarding the intention of the existing facility. Knudson Place which is 21 years old, and Luther Place will both remain operating. The state will not allow the nursing home to add beds only to move beds. St. John's has been given permission to move beds. Their plan is to clear out the rooms on the second floor of the existing building with a possibility of remodeling rooms into apartments. This could accommodate enough space to build approximately 30 apartments, Spates was thinking this would be subsidized housing units.

The USDA is looking at funding portions of this project, this is the largest project under review in the United States at this time. They do approve of the skilled and assisted living area, although they are receiving some resistance regarding the idea of the Town Center, thoughts are the person reviewing for the USDA are that these amenities are not necessary. St. Johns believes this is an important piece to this project which will give people meaningful things to do and affect the quality of living at the facility for the

residents. They feel they would be able to secure funding through other avenues. Spates also advised that U.S.Senator Amy Klobuchar is in support of this project.

The "ring road" will allow enough space for the fire trucks to be able to maneuver and turn around if necessary.

John Severtson asked about the plans to build duplexes out the outside of the ring road. These would be owner occupied and residents would have access to the Town Center. Also lawn care and snow removal would be provided. Not sure if this would involve an association fee or how that would be worked out.

Scot Spates advised Jon Murray the primary reason for the Crescent Rd tie in is to provide the most direct route for emergency vehicles and visitors.

Larry Baker asked how much of an investment St. John's is putting into this project. Spates advised \$27,000,000-\$28,000,000 dollars.

Chairman, Jon Murray closed the public hearing at 6:04 p.m.

Jon Murray asked if there were any commissioner comments. John Severtson asked if there were any sewer hook-up concerns that would hold this project up? Doug Johnson advised the sewer and water is still being worked out and reminded the Planning Commission the motions this evening are for approving the land use and is just one more step moving this project forward.

Larry Baker brought up the Stables area and advised he was in a meeting and stated the majority of the residents in that area want to be hooked up to City water and sewer. This project may be able to tie into the St. Johns project.

Jon Murray asked if there were any more questions and there was no further discussion.

- 1.) Motion to recommend that the City Council adopt an ordinance to re-zone the subject property from R-1 Residential to PD-Planned Development District;
- 2.) Motion to recommend that the City Council adopt a resolution approving the request for a preliminary plat for St. John's Addition, subject to the conditions listed in the staff report;
- 3.) Motion to recommend that the City Council adopt Findings of Fact relating to the request for a conditional use permit to allow a Continuing Care Retirement Community in the PD District;
- 4.) Motion to recommend that the City Council adopt a resolution approving a conditional use permit to allow a Continuing Care Retirement Community in the PD District, subject to the conditions listed in the staff report.

A motion was made by John Severtson to simultaneously approve the above motions and recommend that the City Council approve the motions regarding St. Johns Continuing Care Retirement Community. David Gross seconded the motion. Approved on a 4-0 roll call vote.

Old Business-NONE

New Business-

Outdoor Seating Ordinance Discussion

Staff report prepared by Breanne Rothstein, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

The City Manager has requested a discussion on considering a change to the city code to allow for outdoor seating in the business districts. We are proposing an administrative permit to allow for outdoor seating. The outdoor seating areas would be allowed within the B-1, B-2, and B-3 districts as an accessory use subject to the application of an administrative permit. This would involve outdoor seating in a city right of way.

Requested Action

Motion to direct staff to prepare a draft ordinance for consideration and public hearing at the next Planning Commission meeting.

John Severtson advised outdoor seating was not allowed in the proposed Diversified Central District. Doug advised staff will look into this. Jon Murray doesn't see any issues with outdoor seating and compared the City of Rochester has several locations which have outdoor seating available. This appears to be the trend cities are going to and an opportunity to benefit the downtown.

A few details discussed such as requirements which involve a liquor license would have to be checked into and also nothing permanent could be installed so snow removal would be necessary.

A motion was made by Thayne Nordland to direct staff to prepare a draft ordinance for consideration and public hearing at the next Planning Commission meeting. John Severtson seconded the motion. Motion was approved unanimously on a voice vote.

Commissioner Communications:-NONE

Staff Communications:

Staff asked to move the next meeting date from September 3, 2013 to September 17, 2013.

A motion was made to move the meeting from September 3, 2013 to September 17, 2013 by John Severtson and David Gross seconded the motion. Approved unanimously on a voice vote.

Jon Murray noted also to keep in mind the business after hours is also held on the 3rd Tuesday of the month for scheduling future meeting dates. He feels it is important to have the opportunity for Planning Commission members to be able to attend.

Staff is asking the Planning Commission to discuss the design standards and drive-thru prohibition, and make a determination regarding the need for an amendment.

Adjournment- The meeting was adjourned at 6:23 p.m. on August 20, 2013 motion by David Gross and seconded by Thayne Nordland.

Respectfully submitted,



Doug Johnson, Building Official

Approved:



Planning Commission Secretary



Memorandum

To: *Planning Commission, City of Albert Lea
Doug Johnson, Building Official*

From: *Breanne Rothstein, Planner
WSB & Associates, Inc.*

Date: *September 17, 2013*

Re: *PUBLIC HEARING: Consider Conditional Use Permit request from Shell Rock River
Watershed District to allow the construction of a structure in the F-1 Floodplain
District*

Background

For the past few months, the Shell Rock River Watershed District has been designing and seeking approval for the construction of a fish barrier in the Goose Creek public waterbody that runs through Green Lea Golf Course. The construction of this structure requires approval according to the Wetland Conservation Act, which the Technical Evaluation Panel (TEP) has approved, and DNR permitting for work in a public waterway. Furthermore, because the structure is located in the floodplain and requires the addition of a structure and some fill that impacts the floodplain, city code requires the issuance of a conditional use permit by Planning Commission and City Council.

Analysis

The purpose of the proposed electric fish barrier is to stop invasive fish (particularly carp) from entering Fountain Lake by way of Goose Creek. The intent is to reduce the amount of invasive fish species in Fountain Lake.

The fish barrier is proposed to be surrounding by a fence, with warning signage to prevent people from entering the electric fish barrier area. This is important, considering the structure is being installed in the golf course range of play.

As part of this application, a berm/fill is being installed to hold back some amount of water during typical and 100 year flood events. Therefore, the floodplain elevation cannot be maintained at the same level that it is today. However, an analysis of the projected increase results in no more than a .01 foot elevation difference (1/8") between the existing 100 year floodplain and the existing floodplain. The watershed district will be present to address specific details related to the difference in the floodplain elevations. Staff is requesting a map of those areas affected by the increased floodplain elevation.

Staff Recommendation/Requested Motion

Staff recommends that the Planning Commission move to recommend approval of a resolution approving the conditional use permit to allow the installation of a structure (fish barrier and soil

berm) in the floodplain along Green Lea Golf Course, based on the modeling that suggests no significant impact to properties along the flood plain occurs and contingent upon the project being constructed according to the plans submitted and dated August 15, 2013, and providing a map of areas affected by the change in floodplain elevation is received.

GOOSE CREEK ELECTRIC FISH BARRIER

SHELL ROCK RIVER WATERSHED DISTRICT

ALBERT LEA, MINNESOTA

PROJECT NUMBER: 2012-01

100%
FINAL
DRAFT

PARKIN ENGINEERING INC.
CONSULTING AND STRUCTURAL ENGINEERING
14014 NE SALMON CREEK AVE.
VANCOUVER, WA. 98686
(360) 694-8378
FAX (360) 694-3376

DRAFT ONLY: NOT FOR CONSTRUCTION

| | |
|-----------|------------|
| DATE: | 08/15/2013 |
| SCALE: | |
| ENGINEER: | JP |
| DRAFTER: | MR/ALT |
| CHECKER: | JK / JC |
| FILE: | |

SMITH-ROOT, INC.
Technology for Fisheries Conservation
14014 NE SALMON CREEK AVE
VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
COVER SHEET,
GENERAL NOTES,
& INDEX

G01



SITE LOCATION
SCALE: NTS
PROVIDED BY: GOOGLE EARTH



LOCATION MAP
SCALE: NTS

SHEET INDEX

- GENERAL**
- G01 COVER SHEET, GENERAL NOTES & INDEX
- G02 SPECIFICATIONS LIST & LEGEND
- G03 EXISTING SITE CONDITIONS PLAN
- G04 GENERAL ARRANGEMENT PLAN
- G05 FENCING & SIGNAGE PLAN

- CIVIL**
- C01 PLAN & PROFILE - SOUTH EMBANKMENT
- C02 PLAN & PROFILE - NORTH EMBANKMENT
- C03 EMBANKMENT SECTIONS

- STRUCTURAL**
- S01 BARRIER PLAN
- S02 BARRIER DIMENSION PLAN
- S03 BARRIER WALL SECTIONS
- S04 BARRIER SLAB SECTIONS
- S05 BARRIER WALL SECTIONS & DETAILS
- S06 BARRIER SLAB REBAR & FRP LAYOUT
- S07 NORTH WALL REBAR & FRP LAYOUT
- S08 NORTH WALL REBAR & FRP SECTIONS
- S09 SOUTH WALL REBAR & FRP LAYOUT
- S10 FRP RACEWAY LAYOUT
- S11 FRP RACEWAY DETAILS
- S12 CONTROL CABINET & GENERATOR SLAB LAYOUT

- ELECTRICAL**
- E01 STEEL ELECTRODE PLAN
- E02 STEEL ELECTRODE LAYOUT
- E03 BARRIER WIRING SCHEMATIC & CONNECTION DETAIL
- E04 GROUNDING PLAN

GENERAL NOTES:

1. THESE DRAWINGS ARE FOR THE CONSTRUCTION OF AN ELECTRIC FISH BARRIER ON GOOSE CREEK IN ALBERT LEA, MINNESOTA.
2. DIMENSIONS & ELEVATIONS ON THESE DRAWINGS ARE TAKEN FROM DATA SUPPLIED BY MCGHIE & BETTS, INC. (507-289-3919). VERIFY ALL DIMENSIONS & ELEVATIONS WITH ACTUAL SITE CONDITIONS.
3. ELECTRODE MATERIAL SHALL BE MILD STEEL GRADE A36. ANY SPLICES SHALL BE WELDED FULL PENETRATION WITH MATERIAL OF SIMILAR COMPOSITION, AND GROUND SMOOTH.
4. CONDUIT SHALL BE PVC SCH. 40 (UNLESS NOTED OTHERWISE), DIAMETERS AS SHOWN ON THE CABINET PAD PLAN, ALL JOINTS GLUED AND SEALED, SWEEPING L RADIUS BENDS.
5. ALL MATERIALS SHOWN ON THESE DRAWINGS, INCLUDING ELECTRICAL WIRING FROM ELECTRODES TO THE PULSATOR CABINETS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
6. SRI WILL PROVIDE SITE ASSISTANCE AS SET FORTH IN THE CONTRACT.
7. ALL SITE SERVICES TO BE LOCATED PRIOR TO EARTHWORK.
8. THIS PRELIMINARY DRAWING SET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.

PERMITS

SURVEY COMPLETED BY: MCGHIE & BETTS, INC.
ROCHESTER, MN
NOVEMBER 2012
CONTACT: LUKE LUNDE
PHONE NUMBER: (507) 289-3919

GEOTECHNICAL ENGINEERING
COMPLETED BY: MCGHIE & BETTS, INC.
PHONE NUMBER: (507) 289-3919
REPORT: GOOSE LAKE FISH BARRIER,
JULY 2013

SITE LOCATION: GOOSE CREEK
GREEN LEA GOLF COURSE
ALBERT LEA, MN

THE MINNESOTA DEPARTMENT OF TRANSPORTATION (MnDOT) 2005 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND APPLICABLE GENERAL SUPPLEMENTAL SPECIFICATIONS, DEVELOPMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT. THE MnDOT SPECIFICATIONS CAN BE FOUND AT "HTTP://WWW.DOT.STATE.MN.US/PRE-LETTING/SPEC". THE FOLLOWING TABLE LISTS, BUT IS NOT LIMITED TO, CONSTRUCTION SPECIFICATIONS THAT MAY BE APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN AWARENESS OF UPDATES TO APPLICABLE SPECIFICATIONS DURING CONSTRUCTION.

| AUTHORITY | SPECIFICATION DESCRIPTION | SECTION |
|-----------|--|---------|
| MnDOT | CLEARING & GRUBBING | 2101 |
| MnDOT | REMOVING PAVEMENT & MISC. STRUCTURES | 2104 |
| MnDOT | EXCAVATION & EMBANKMENT | 2105 |
| MnDOT | SUBGRADE PREPARATION | 2112 |
| MnDOT | CONCRETE BASE | 2201 |
| MnDOT | AGGREGATE BASE | 2211 |
| MnDOT | MINOR CONCRETE STRUCTURES | 2411 |
| MnDOT | REMOVAL OF EXISTING BRIDGES | 2442 |
| MnDOT | STRUCTURE EXCAVATIONS & BACKFILLS | 2451 |
| MnDOT | PILING | 2452 |
| MnDOT | STRUCTURAL CONCRETE | 2461 |
| MnDOT | STRUCTURAL METALS | 2471 |
| MnDOT | RIPRAP | 2511 |
| MnDOT | LEAN MIX BACKFILL | 2520 |
| MnDOT | FENCING | 2557 |
| MnDOT | CONTROLLING EROSION & ESTABLISHING VEGETATION | 2575 |
| MnDOT | FINE AGGREGATE FOR PORTLAND CEMENT CONCRETE | 3126 |
| MnDOT | COARSE AGGREGATE FOR PORTLAND CEMENT CONCRETE | 3137 |
| MnDOT | AGGREGATE FOR SURFACE & BASE COURSES | 3138 |
| MnDOT | GRANULAR MATERIAL | 3149 |
| MnDOT | RIPRAP MATERIAL | 3601 |
| MnDOT | PREFORMED ELASTOMERIC COMPRESSION JOINT SEALS FOR CONCRETE | 3721 |
| MnDOT | GEOTEXTILES | 3733 |
| MnDOT | INSULATION BOARD (POLYSTYRENE) | 3760 |
| MnDOT | TOPSOIL BORROW | 3877 |
| MnDOT | EROSION CONTROL BLANKETS | 3885 |
| MnDOT | SILT FENCE | 3886 |
| MnDOT | FORM COATING MATERIAL | 3902 |
| MnDOT | WATER FOR CONCRETE & MORTAR | 3906 |

SRI SPECIFICATIONS FOR EXPANDED POLYSTYRENE PANELS

- MINIMUM DENSITY: 1.15 lb/ft³
- MINIMUM COMPRESSIVE DEFORMATION TO 10%: 13 psi
- MAXIMUM MOISTURE ABSORPTION: 3%

SRI SPECIFICATIONS FOR INSULCRETE

- (SEE DESIGN REPORT APPENDIX F)
- CONCRETE MIX SPECIFICATION
 - RESISTIVITY TEST SPECIFICATION

SRI SPECIFICATIONS FOR ELECTRODE WIRING

- 1 AWG
- 90°C 2,000 VOLT DLO

SEEDING SPECIFICATIONS

- MnDOT/MnBWSR SEED MIX # 32-241
- INCLUDE NURSE CROP OF WINTER WHEAT
- IF CONSTRUCTION IS NOT COMPLETED IN 2013, A NURSE CROP OF WINTER WHEAT SHALL BE PLANTED ONLY ON DISTURBED AREAS AND MULCH CONSTRUCTION LIMITS.
- PLACE STRAW MULCH AND DISK ANCHOR OR HYDROMULCH PER MnDOT SPECIFICATION 2575

CONTROL ROOM BREAKERS

| DESCRIPTION | ITEM | NO. | RATING |
|------------------------------|----------------|-----|-------------|
| PULSER (UPS OPERATED) | DUAL BREAKER | 1 | 240V - 20A |
| PULSER (DIRECT OPERATED) | DUAL BREAKER | 11 | 240V - 20A |
| WARNING LIGHT (BARRIER) | SINGLE BREAKER | 1 | 240V - 20A |
| UPS | SINGLE BREAKER | 1 | 120V - 15A |
| INTERNAL LIGHTING (LITHONIA) | SINGLE BREAKER | 1 | 120V - 15A |
| DUPLEX OUTLETS | SINGLE BREAKER | 1 | 120V - 15A |
| EXTERNAL LIGHTING (PORCH) | SINGLE BREAKER | 1 | 120V - 15A |
| PTAC | DUAL BREAKER | 1 | 240V - 20A |
| SURGE PROTECTION | DUAL BREAKER | 1 | 240V - 80kA |
| SPARES | SINGLE BREAKER | 2 | 120V - 15A |

CONTROL ROOM AUXILIARY EQUIPMENT

| DESCRIPTION | ITEM | NO. | RATING |
|---------------------------------------|-------------------------------|-----|--|
| LIGHTNING SURGE ARRESTER FOR POWER-IN | LEVITON 32120-1 or EQUIVALENT | 1 | 120/240V - 20A |
| BACKUP POWER SUPPLY | GENERATOR | 1 | 120/240V - 25kVA - 60Hz (SINGLE PHASE) |
| POWER TRANSFER | TRANSFER SWITCH | 1 | 200A |

LEGEND

- 1208— MINOR CONTOUR
- 1210— MAJOR CONTOUR
- - - - - WETLAND DELINEATION
- — — — — APPROXIMATE UTILITY EASEMENT BOUNDARY
- — — — — 100 YR 10 DAY SNOW MELT
- — — — — EDGE OF WATER
- ⊕ BENCHMARK

DRAFT ONLY: NOT FOR CONSTRUCTION

100%
FINAL
DRAFT

PARKIN ENGINEERING INC.
CONSULTING AND STRUCTURAL ENGINEERING

14014 NE SALMON CREEK AVE.
VANCOUVER, WA. 98686
(360) 694-8378
FAX (360) 694-3376

DATE: 08/15/2013

SCALE:

ENGINEER JP

DRAFTER MR/ALT

CHECKER JK / JC

TITLE:

REVISIONS

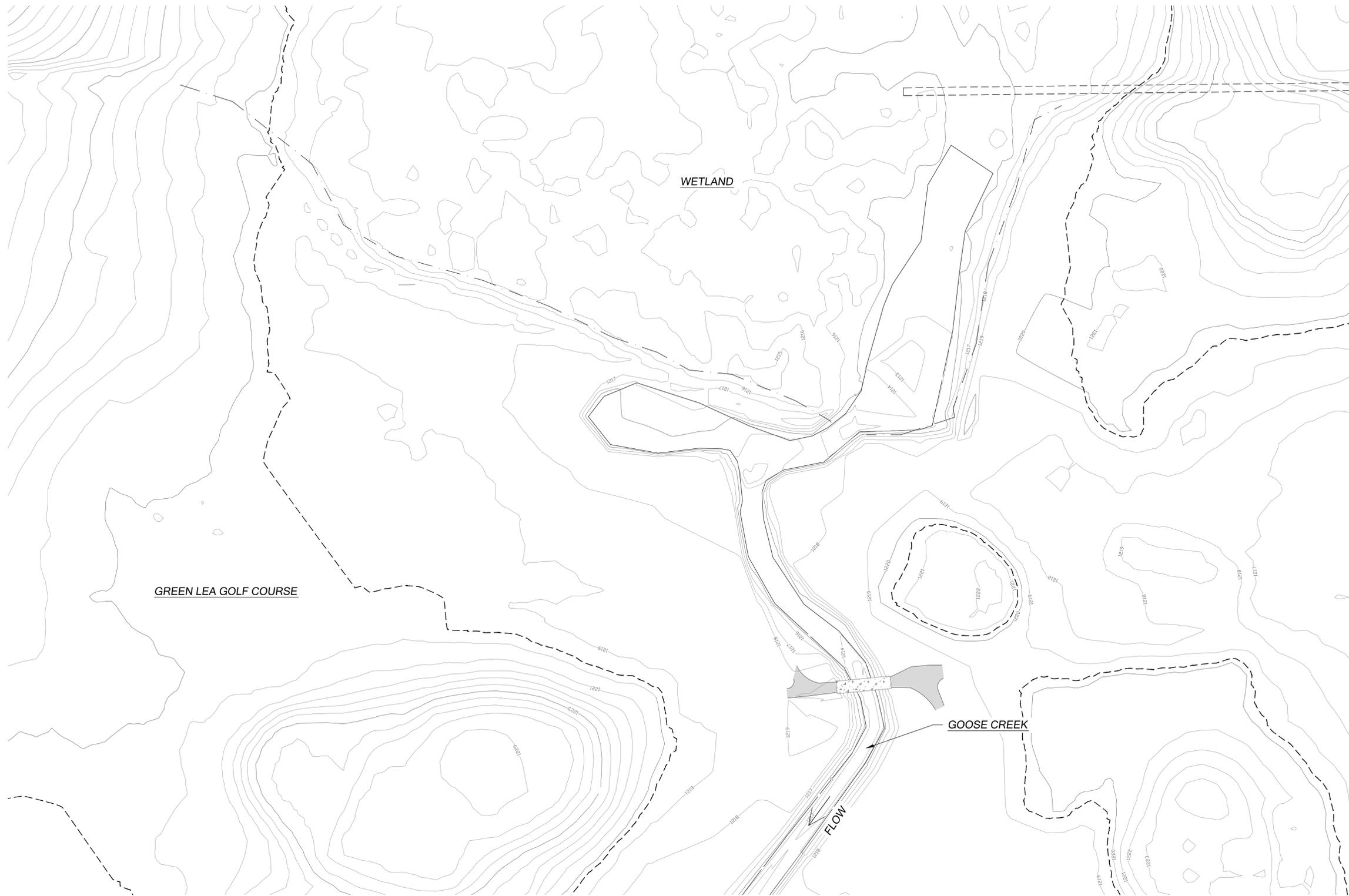


14014 NE SALMON CREEK AVE
VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
SPECIFICATIONS
LIST

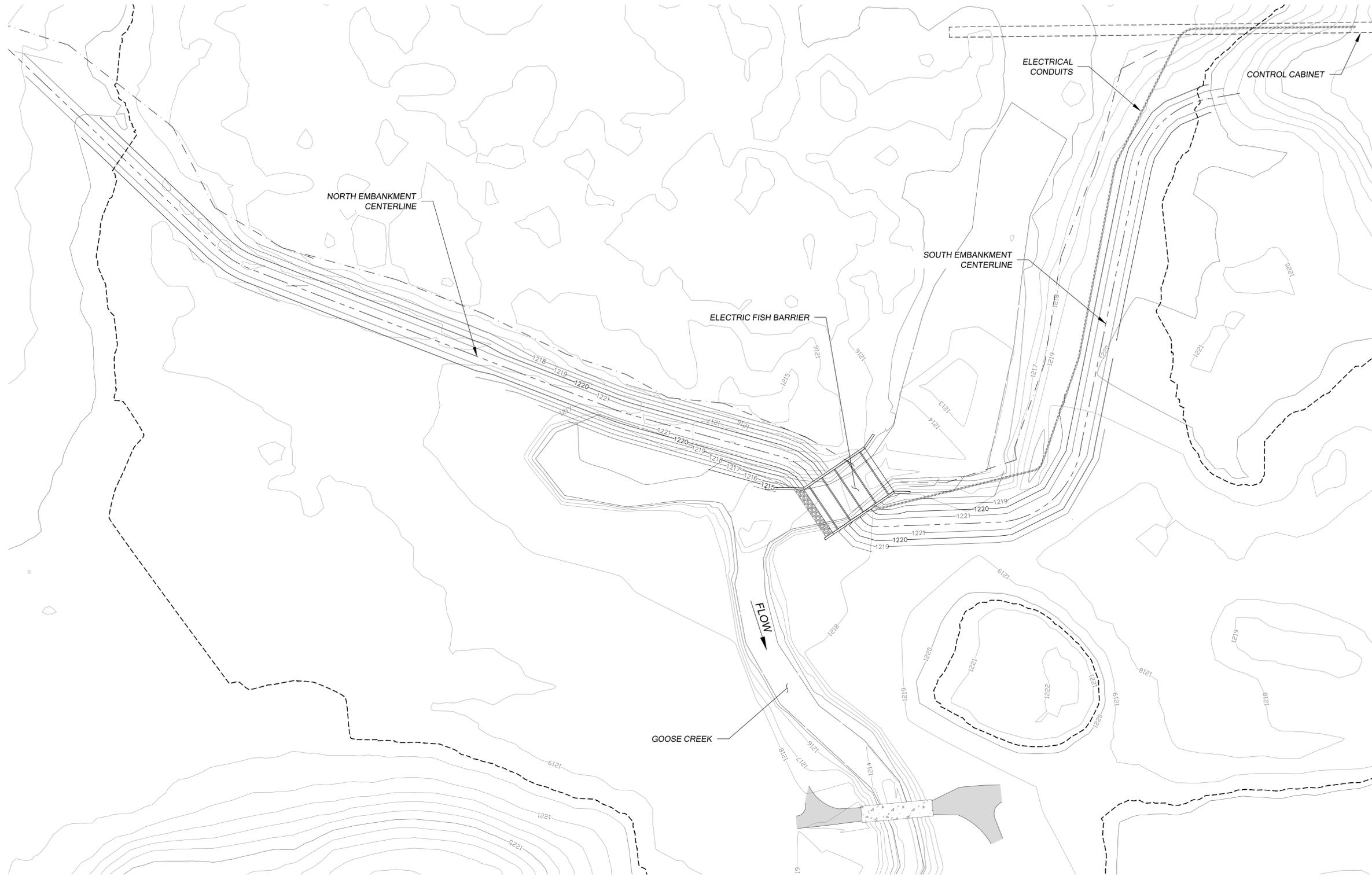
G02



EXISTING SITE CONDITION PLAN
SCALE: 1" = 32'-0"

- NOTES:**
1. BASIS OF SURVEY: FREEBORN COUNTY COORDINATE SYSTEM Ft. VERTICAL DATUM: NGVD29
 2. SURVEY WAS COMPLETED IN NOVEMBER 2012 BY MCGHIE & BETTS, INC., ROCHESTER, MN
 3. BENCHMARK: ELEVATION = 1252.62. LEAPORT AZ MK, 0.3 MILE WEST ON HAMMER ROAD FROM BRIDGE AVE, 54.5' NORTH OF AIRPORT FENCE, 90' NORTH OF HAMMER ROAD, 54' NORTH OF WITNESS POST

| | | |
|---|--|---------------------|
| DRAFT ONLY: NOT FOR CONSTRUCTION | 100% FINAL DRAFT | |
| | PARKIN ENGINEERING INC. CONSULTING AND STRUCTURAL ENGINEERING | |
| DATE: 08/15/2013 | (360) 694-8378 14014 NE SALMON CREEK AVE. VANCOUVER, WA. 98686 FAX (360) 694-3376 | |
| SCALE: | ENGINEER JP | DRAFTER MR / ALT |
| REVISIONS | CHECKER JK / JC | FILE: |
| SMITH-ROOT, INC. Technology for Fisheries Conservation | 14014 NE SALMON CREEK AVE VANCOUVER, WA. 98686 | |
| GOOSE CREEK FISH BARRIER | SHELL ROCK RIVER WATERSHED DISTRICT | |
| SHEET TITLE: | EXISTING SITE CONDITIONS PLAN | |
| G03 | | |



BARRIER PLAN
SCALE: 1" = 24'-0"

ALL SITE SERVICES TO BE LOCATED PRIOR TO EARTH WORKS.

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FAX (360) 694-3376

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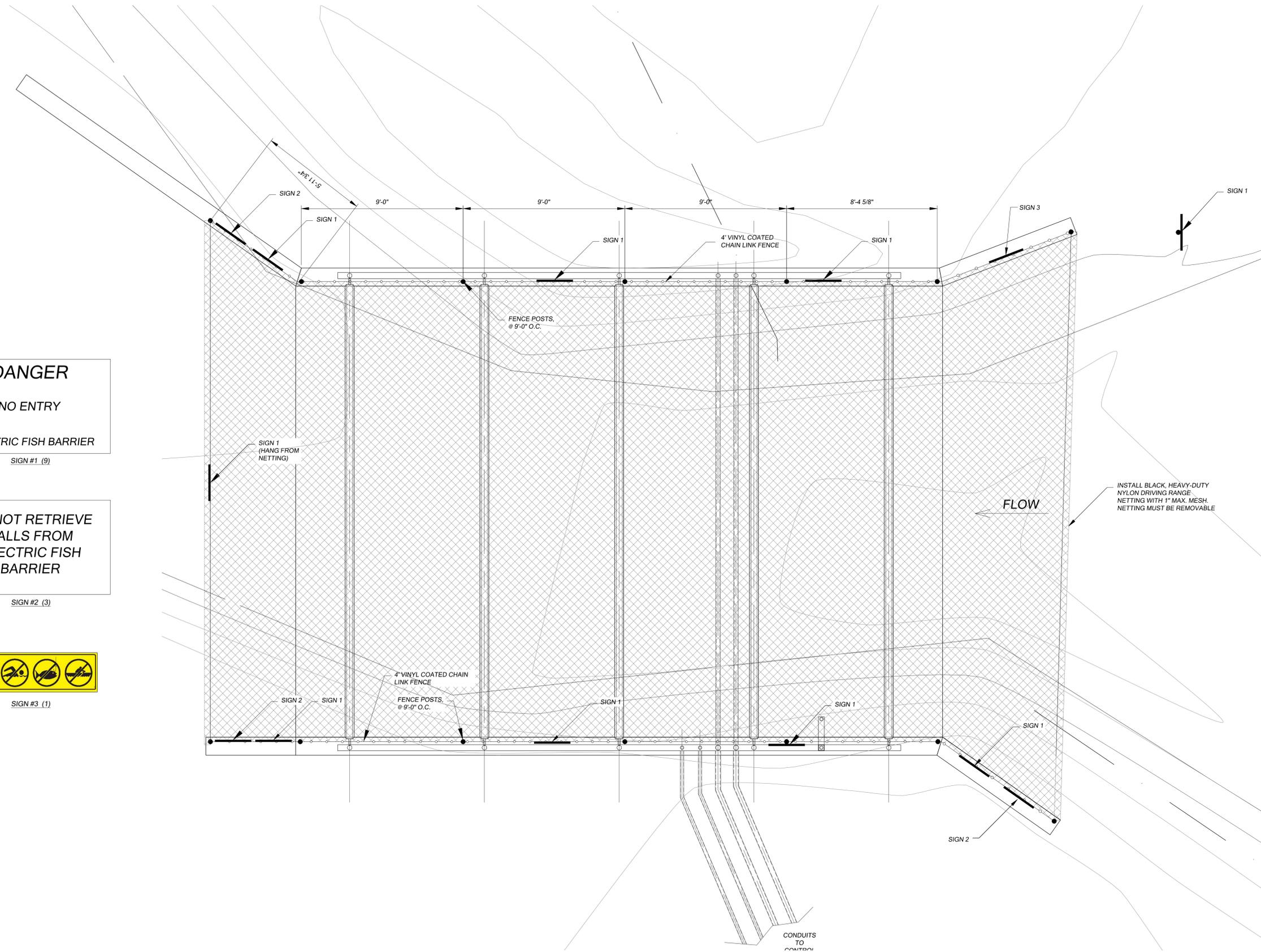
SMITH-ROOT, INC.
Technology for Fisheries Conservation

14014 NE SALMON CREEK AVE
VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
GENERAL
ARRANGEMENT PLAN

G04



DANGER
NO ENTRY
ELECTRIC FISH BARRIER
SIGN #1 (9)

DO NOT RETRIEVE
BALLS FROM
ELECTRIC FISH
BARRIER
SIGN #2 (3)



FENCING AND SIGNAGE PLAN
SCALE: 3/8" = 1'-0"

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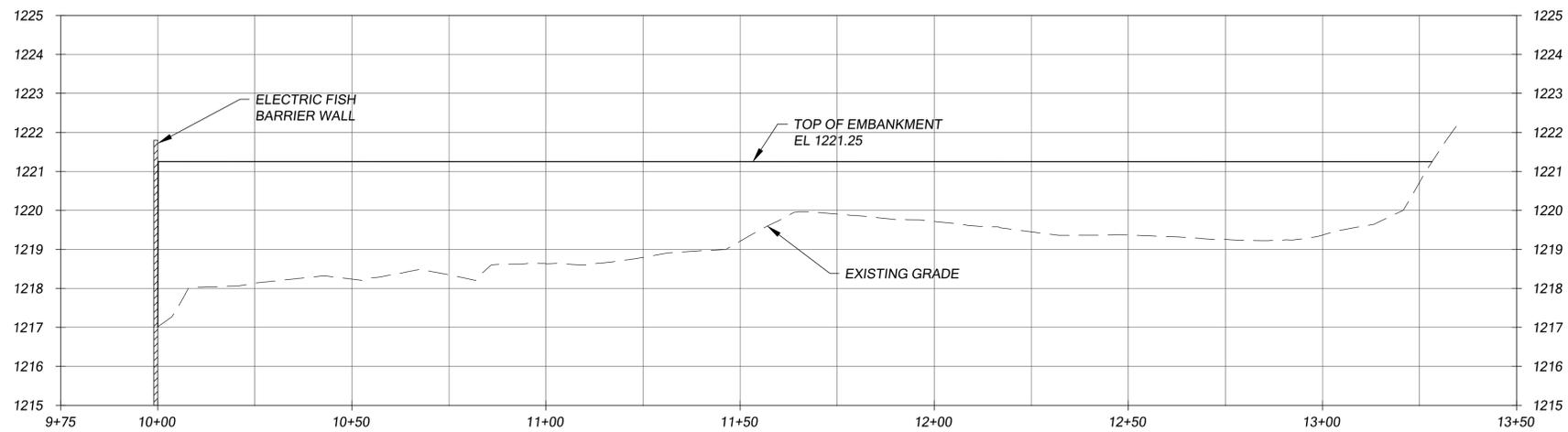
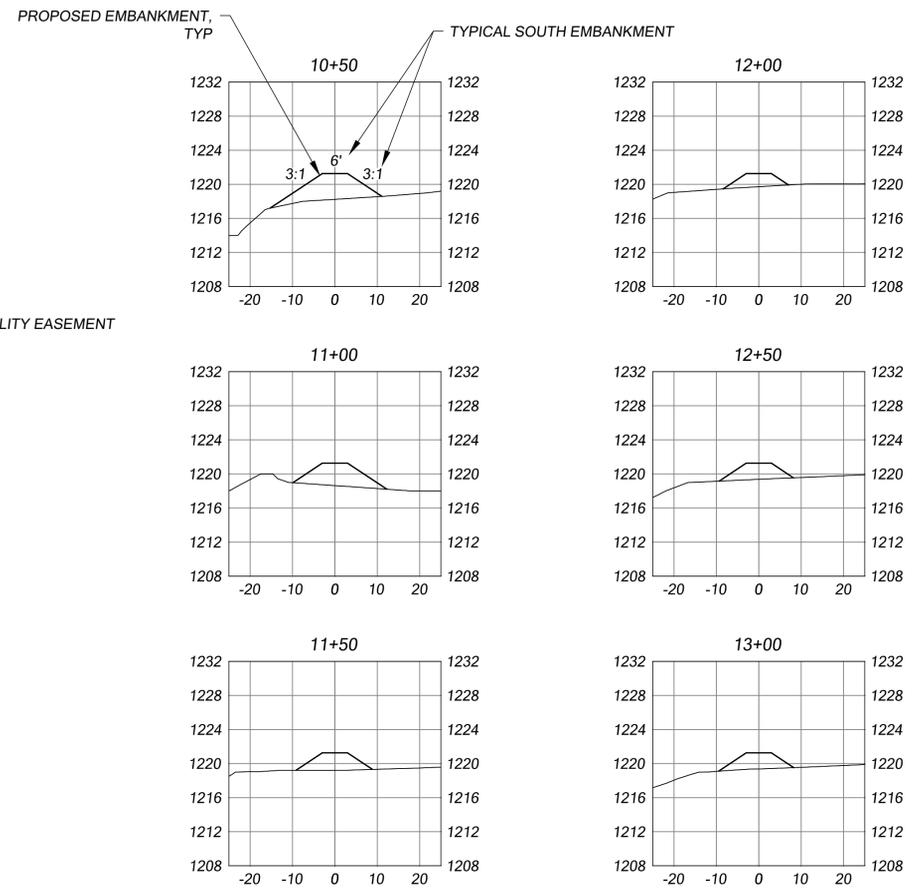
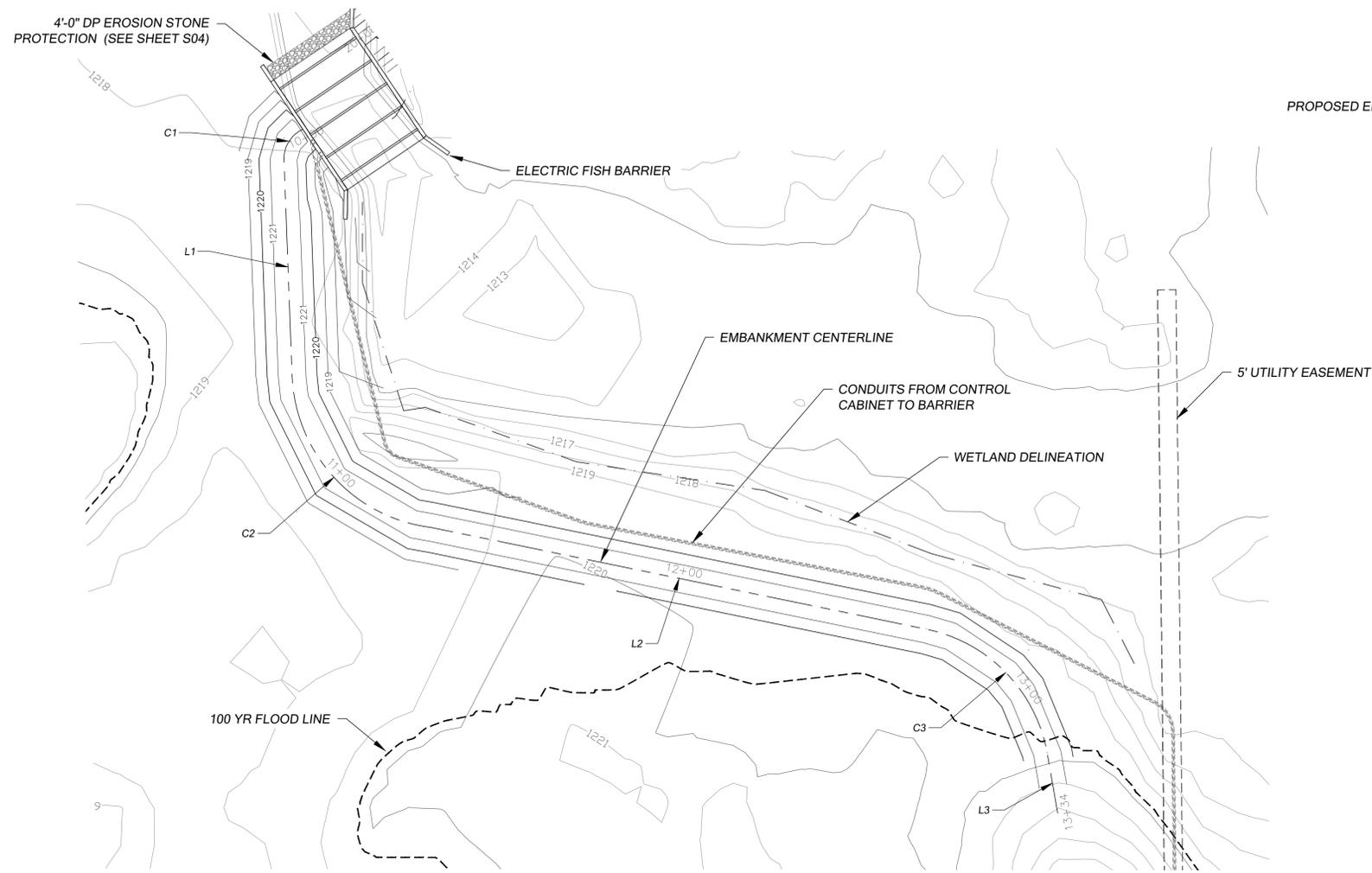
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| FILE: | |

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14014 NE SALMON CREEK AVE
VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
FENCING AND
SIGNAGE PLAN

G05



| Line Table | | | | |
|------------|--------|------------------|------------------------|------------------------|
| Line # | Length | Direction | Start Point | End Point |
| L1 | 58.88 | S2° 08' 57.34"E | (654848.36, 162028.43) | (654850.57, 161969.59) |
| L2 | 137.85 | S78° 26' 32.71"E | (654888.68, 161928.24) | (655023.74, 161900.62) |
| L3 | 16.64 | S9° 56' 39.97"E | (655056.63, 161867.04) | (655059.50, 161850.65) |

| Curve Table | | | | | |
|-------------|--------|--------|------------------|------------------------|------------------------|
| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
| C1 | 8.79 | 10.00 | S32° 37' 17.91"W | (654853.46, 162036.41) | (654848.36, 162028.43) |
| C2 | 43.29 | 61.21 | S42° 39' 39.49"E | (654850.57, 161969.59) | (654888.68, 161928.24) |
| C3 | 41.99 | 49.88 | S44° 24' 27.54"E | (655023.74, 161900.62) | (655056.63, 161867.04) |

SOUTH EMBANKMENT ALIGNMENT TABLES

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| REVISIONS | DATE | SCALE | ENGINEER | DRAFTER | CHECKER | FILE |
|-----------|------------|-------|----------|-------------|-----------|------|
| | 08/15/2013 | | J.P. | M.R./A.L.T. | J.K./J.C. | |

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Technology for Fisheries Conservation

14014 NE SALMON CREEK AVE
VANCOUVER, WA. 98686

GOOSE CREEK FISH BARRIER
SHELL ROCK RIVER WATERSHED DISTRICT

SHEET TITLE:
PLAN & PROFILE SOUTH EMBANKMENT

C01

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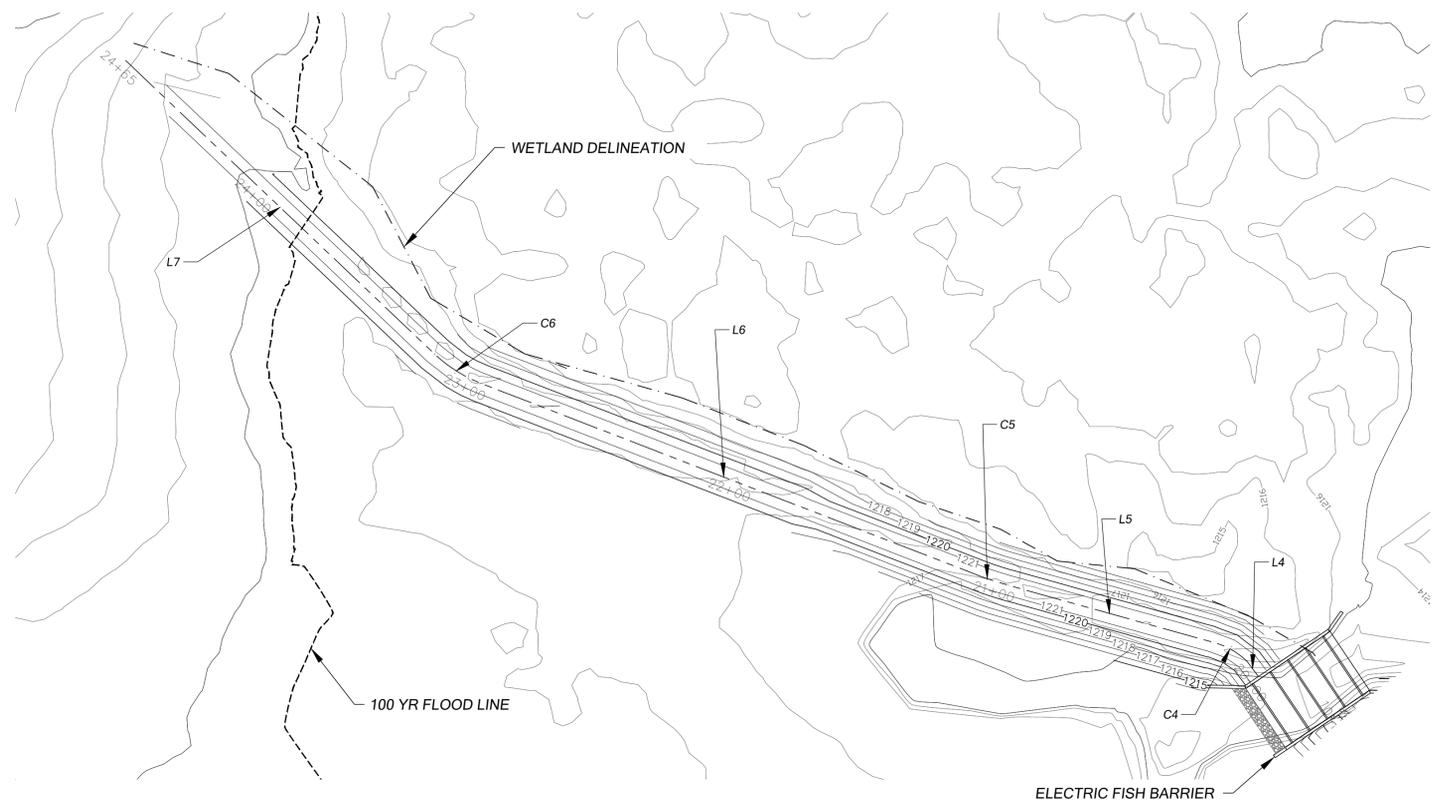
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VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

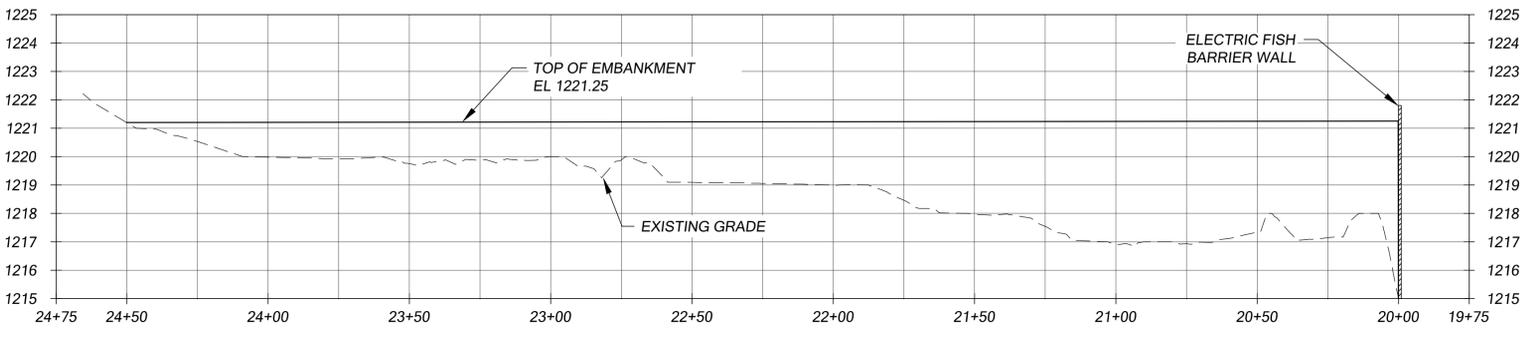
SHEET TITLE:
PLAN & PROFILE
NORTH
EMBANKMENT

C02

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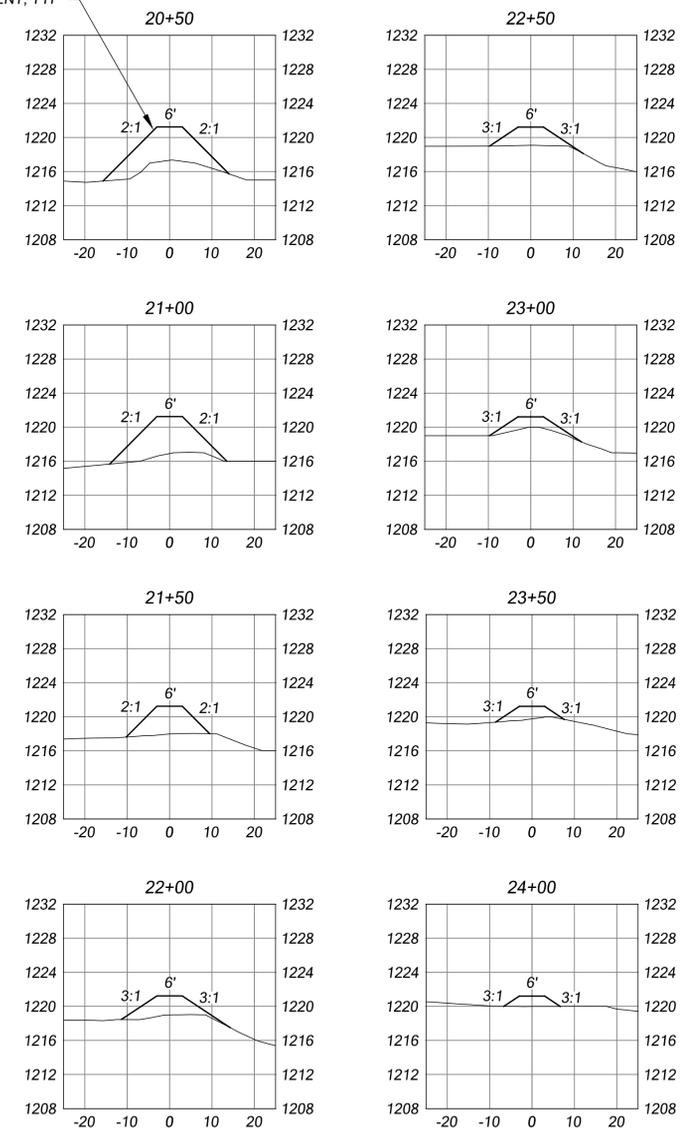


PLAN VIEW - NORTH EMBANKMENT
SCALE: HORZ 1"=20'



PROFILE VIEW - NORTH EMBANKMENT
SCALE: HORZ 1"=20'; VERT 1"=2'

PROPOSED EMBANKMENT, TYP



CROSS SECTIONS - NORTH EMBANKMENT
SCALE: HORIZ 1"=20'; VERT 1"=20'

NOTE:
1. TRANSITION SECTION BETWEEN STA 21+55 TO 21+75

| Line Table | | | | |
|------------|--------|------------------|------------------------|------------------------|
| Line # | Length | Direction | Start Point | End Point |
| L4 | 6.86 | N52° 37' 45.12"E | (654870.59, 162059.31) | (654876.05, 162063.47) |
| L5 | 74.38 | N15° 29' 36.16"E | (654882.84, 162076.21) | (654902.71, 162147.89) |
| L6 | 184.15 | N21° 00' 55.93"E | (654907.78, 162162.54) | (654973.83, 162334.45) |
| L7 | 150.41 | N43° 23' 52.85"E | (654984.17, 162350.87) | (655087.52, 162460.16) |

| Curve Table | | | | | |
|-------------|--------|--------|------------------|------------------------|------------------------|
| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
| C4 | 27.32 | 14.61 | N28° 04' 44.82"E | (654876.05, 162063.47) | (654882.84, 162076.21) |
| C5 | 123.37 | 15.52 | N19° 05' 47.48"E | (654902.71, 162147.89) | (654907.78, 162162.54) |
| C6 | 50.00 | 19.54 | N32° 12' 31.78"E | (654973.83, 162334.45) | (654984.17, 162350.87) |

NORTH EMBANKMENT ALIGNMENT TABLES

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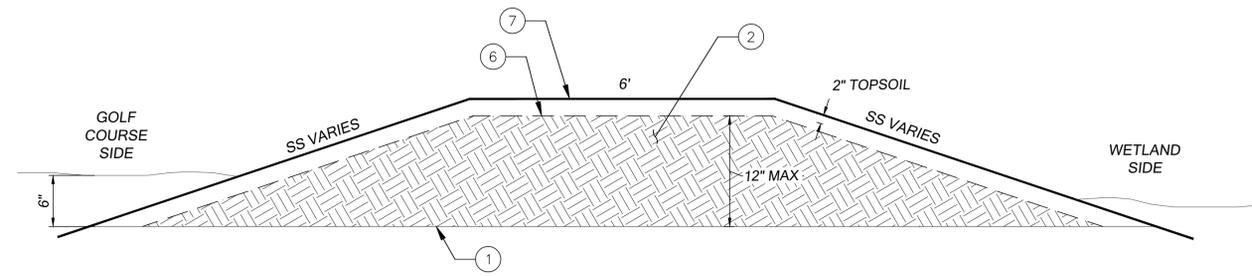
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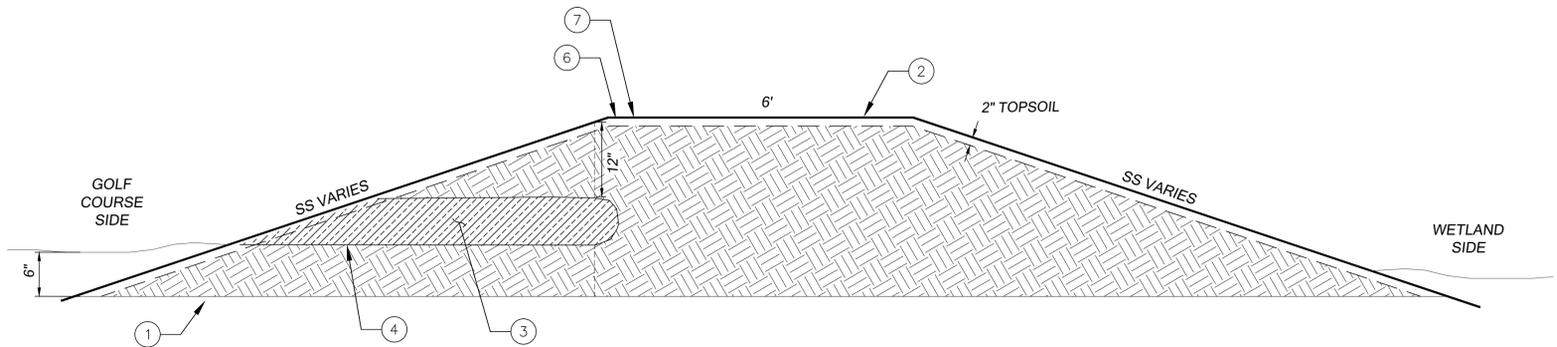
GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
PLAN & PROFILE
CIVIL DETAILS

C03

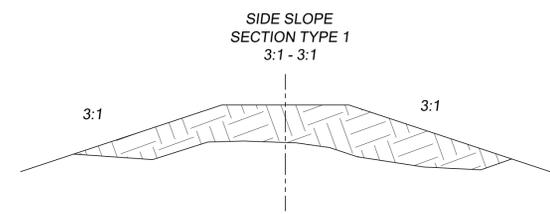


1 EMBANKMENT CROSS SECTION: HEIGHTS LESS THAN 1.2'
SCALE: NTS

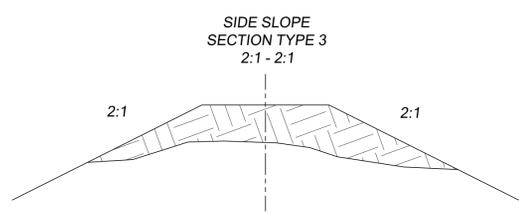


2 EMBANKMENT CROSS SECTION- HEIGHTS 1.2' AND HIGHER
SCALE: NTS

- 1 REMOVE TOP LAYER OF TOPSOIL AND ORGANIC MATERIAL TO 6" OF DEPTH. CLEAR AND GRUB AS NEEDED STUMPS, LARGE ROOTS, BOULDERS, ORGANIC MATERIALS, AND OTHER UNDESIRABLE MATERIALS.
- 2 CONSTRUCT EMBANKMENT USING APPROVED COHESIVE, PERVIOUS FILL. PLACE IN LIFTS NOT TO EXCEED 8", COMPACT WITH PASSES USING APPROVED METHODS.
- 3 INSTALL HORIZONTAL DRAINAGE LAYER USING _____ MATERIAL. PLACE IN LIFTS NOT TO EXCEED 8", COMPACT TO 6" DEPTH WITH PASSES USING APPROVED METHODS.
- 4 LINE TOP, BOTTOM, AND INTERNAL SIDE OF HORIZONTAL DRAINAGE LAYER WITH GEOTEXTILE FABRIC _____ OR EQUIVALENT, TO BE APPROVED BY SITE ENGINEER.
- 5 NOT USED
- 6 INSTALL 2" TOPSOIL LAYER SEED WITH MNDOT/MNBWSR SEED MIX #34-241. INCLUDE NURSE CROP OF WINTER WHEAT.
- 7 INSTALL STRAW MULCH AND DISK ANCHOR OR HYDROMULCH PER MNDOT SPECIFICATIONS.



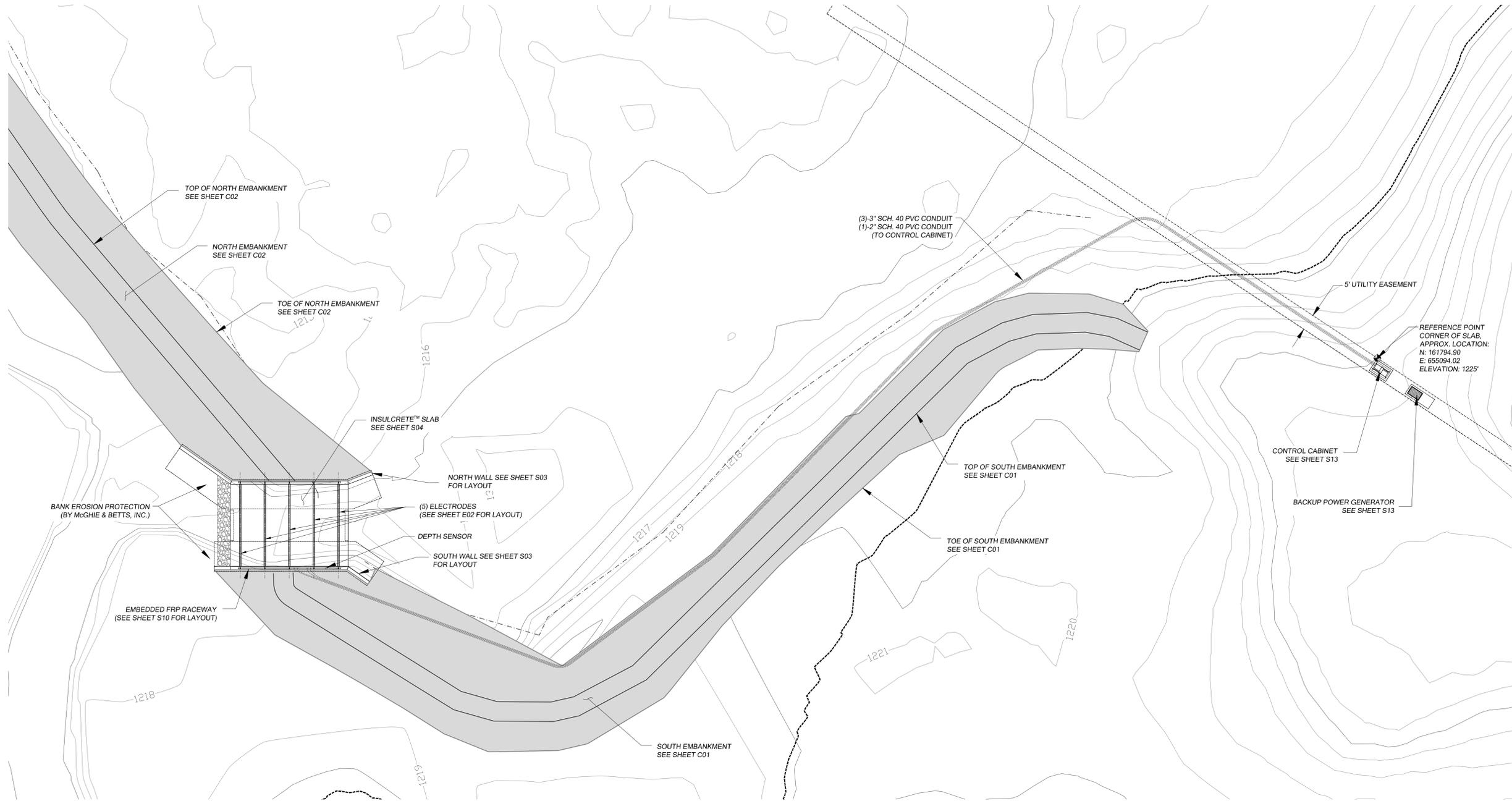
SIDE SLOPE SECTION TYPE 1
3:1 - 3:1



SIDE SLOPE SECTION TYPE 3
2:1 - 2:1

NOTE:
SEE SHEET C01 AND C02 FOR MORE INFORMATION.

3 SIDE SLOPE SECTION TYPES
SCALE: NTS



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| TITLE: | |

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VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
BARRIER PLAN

S01

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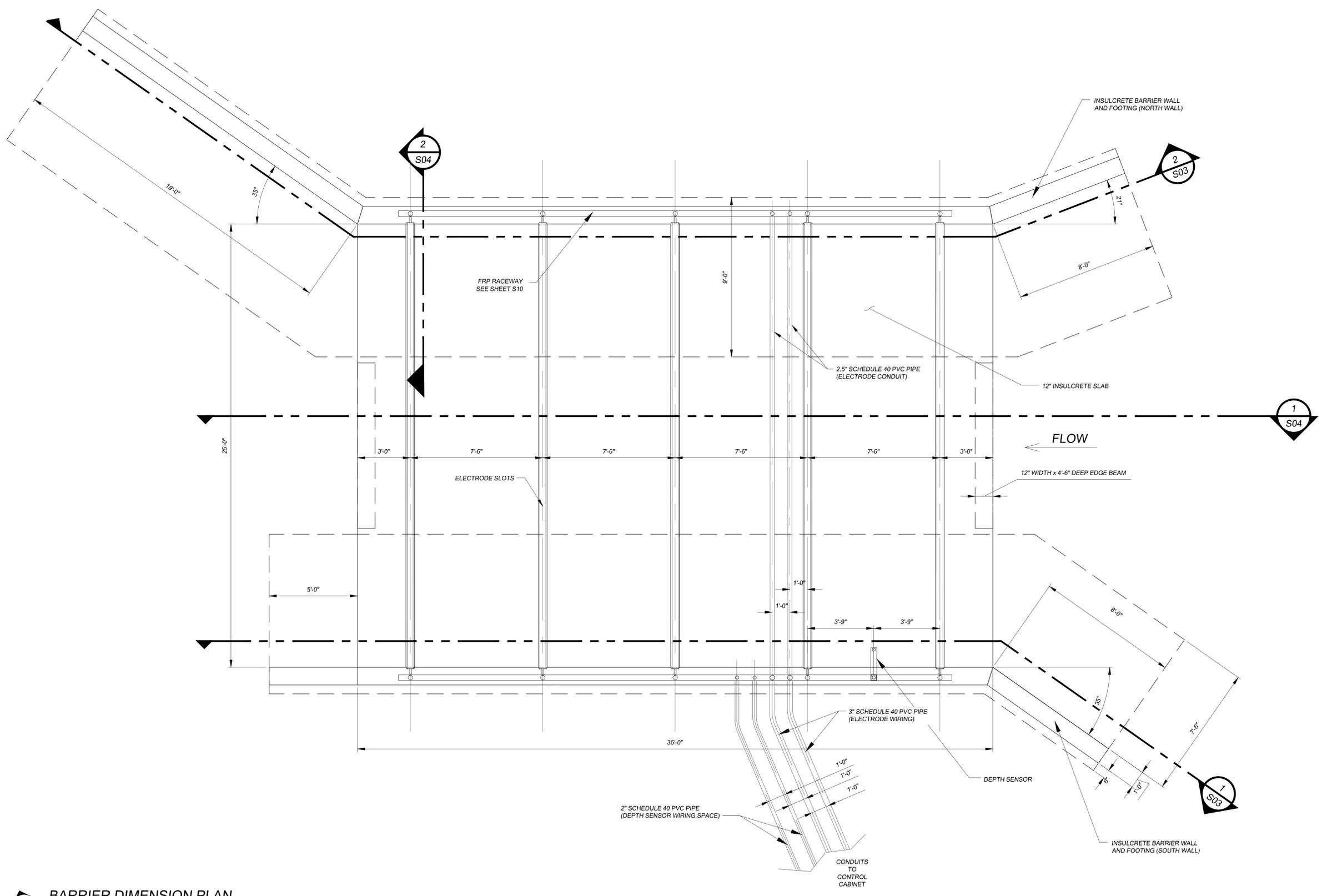
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VANCOUVER, WA. 98686

GOOSE CREEK
FISH BARRIER
SHELL ROCK RIVER
WATERSHED DISTRICT

SHEET TITLE:
BARRIER DIMENSION
PLAN

S02

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BARRIER DIMENSION PLAN
SCALE: 3/8" = 1'-0"



Memorandum

To: *Planning Commission, City of Albert Lea
Doug Johnson, Building Official*

From: *Breanne Rothstein, Planner
WSB & Associates, Inc.*

Date: *September 17, 2013*

Re: *PUBLIC HEARING: Consider Ordinance to add Section 74-1097 of City Code to
provide standards for Outdoor Seating*

Background

The City Manager has requested a discussion on considering a change to the city code to allow for outdoor seating in the business districts. At their meeting on August 20th, the Planning Commission discussed the proposed changes, and directed staff to proceed with drafting an ordinance. On September 4, 2013, staff held an informational meeting with downtown businesses and representatives from the Chamber to discuss a draft. Staff incorporated their changes and comments, based on the discussion.

The enclosed ordinance proposes the following changes:

- Adds a definition of outdoor seating. Requires an administrative permit to allow for outdoor seating on public property (including right of way and public easements). The outdoor seating areas would be allowed within the B-1, B-2, and B-3 districts as an accessory use subject to the application of an administrative permit.
- The applicant is required to possess a valid food establishment license.
- The outdoor seating area should be limited to the area directly adjacent to the property owned and/or operated by the primary business use. The area occupied by the outdoor seating area should abut and should be operated as part of the food establishment operated by the applicant. No part of the outdoor seating area should adjoin any premises other than the applicant's establishment.
- The outdoor seating area could be required to be segregated from pedestrian circulation by means of temporary fencing bollards, ropes, or plantings (excluding snow, orange, or plastic fencing material).
- The city should find that the outdoor seating area will not restrict the safe usage of the sidewalk by the public after taking into consideration the location of obstructions, vehicular traffic and other impediments to the passage of pedestrians.

- A minimum of 6 feet of clear travel space between the outdoor seating area and curb is required on the public sidewalk adjacent to the outdoor seating area.
- A distance of at least 200 feet must be maintained between the nearest point of the sidewalk cafe to the nearest point of property zoned for R-1.
- Over-story canopy of umbrellas extending into the pedestrian aisle should have a minimum of seven feet above the sidewalk, be a solid color. Any signage on the umbrella would need to meet sign requirements.
- Any lighting used to illuminate the outdoor seating area must be arranged to reflect the light away from the adjoining property and public streets or alleys.
- The property owner, restaurant operator, and the city must enter into a hold harmless agreement, as provided by the city, and add the city as an additional insured on the business' liability insurance.
- All outdoor seating areas must comply with aesthetic requirements, as outlined in the draft ordinance.

Requested Action

Motion to recommend that the city council approve the enclosed ordinance.

ORDINANCE NO. XXX-XX

Introduced by Councilor _____

AN ORDINANCE AMENDING CHAPTER 74, ARTICLE VI, TO ADD SECTION 74-1097 OUTDOOR SEATING STANDARDS TO CITY CODE

THE CITY COUNCIL OF THE CITY OF ALBERT LEA ORDAINS:

Sec. 1. That Chapter 74, Article VI, Section 74-2, of the Code of Ordinances, City of Albert Lea, Minnesota is hereby adopted to read as follows:

Outdoor Seating means an area of additional seating for a dining or other similar business establishment on or adjacent to the public right-of-way or public property.

Sec. 2. That Chapter 74, Article VI, Section 74-1097, of the Code of Ordinances, City of Albert Lea, Minnesota is hereby adopted to read as follows:

Section 74-1097- Outdoor Seating on public property

Outdoor seating on public property (including right of way or public easements), either temporary or permanent in nature, will be permitted as an accessory use in all business districts (B-1, B-2, and B-3, and DCD districts), subject to the application of an administrative permit issued by the Zoning Administrator.

The following standards must be met in order to issue an administrative permit for outdoor seating:

- (1) The applicant must possess a valid food establishment license, as regulated by the Minnesota Department of Health.
- (2) The outdoor seating area is limited to the area directly adjacent to the property owned and/or operated by the primary food establishment. The area occupied by the outdoor seating area should abut and should be operated as part of the food establishment operated by the applicant. No part of the outdoor seating area should adjoin any premises other than the applicant's food establishment.
- (3) The outdoor seating area is segregated from pedestrian circulation by acceptable means, as determined by the City Engineer and should not restrict the safe usage of the sidewalk by the public after taking into consideration the location of obstructions, vehicular traffic and other impediments to the passage of pedestrians, and according to the following standards:
 1. A minimum of 6 feet of clear travel space between the outdoor seating area and curb is maintained on the public sidewalk adjacent to the outdoor seating area.

2. The outdoor seating area is segregated from pedestrian circulation by means of temporary fencing, bollards, ropes, or planters. Segregation devices must not cause destruction to sidewalk or other elements in the public right of way and must be kept in good condition. Snow, orange, or plastic temporary fencing will not be allowed.
 3. Over-story canopy of umbrellas extending into the pedestrian aisle have a minimum of seven feet above the sidewalk, consist of a solid color, and any signage or branding on umbrellas must be reviewed for compliance with the city's sign ordinance.
- (4) A distance of at least 200 feet is maintained between the nearest point of the outdoor seating area to the nearest point of property zoned R-1 Single Family Residential.
 - (5) Hours of operation are limited to the hours of the food establishment business. All outdoor seating areas and appurtenances must be properly secured and screened from view after hours. After December 1 and until March 1, outdoor seating areas must be removed from the right-of-way upon dusk every night.
 - (6) If proposed to be located in public right-of-way, the property owner, business operator, and the city enter a hold harmless agreement, as provided by the city, exempting the city from all liability claims associated with the outdoor seating use. Furthermore, the applicant must add the City of Albert Lea as additional insured on their business liability insurance, and provided evidence of such as part of the permit process.
 - (7) Any service of alcoholic beverages in the outdoor seating area is subject to the annual liquor licensing required by the city and must be compliant with state statute. The application for the annual liquor licensing must include a description of physically connected attachments to the main structure, including any outdoor seating areas. The description must specify the floor and space to which the license will apply.
 - (8) All outdoor seating areas must comply with the following aesthetic requirements, as evidenced in the application:
 1. Furniture and other appurtenances (heaters, misters, or other accessories) must be washable and constructed of weather resistant materials, maintained in a safe and sanitary condition, and located fully within the separated outdoor seating area.
 2. Plant materials are in containers that allow for movement.
 3. Signage related to the outdoor seating areas should be limited to within the signage allowances for the establishment. See Chapter 74. Article IV. Sec. 74-1009.
 4. Any lighting used to illuminate the outdoor seating area is arranged to reflect the light away from the adjoining property and public streets or alleys.
 5. Property owner is responsible for maintaining daily litter in the public right of way within 100 feet of the cafe on a daily basis.
 6. All outdoor seating areas in the historic preservation district must be conducive with the intent of the Historic Preservation guidelines, as applicable and be compliant with the sign ordinance.

Sec.3. That the reading of this Ordinance is waived by Council Consent.

Sec. 4. That a summary of this Ordinance is approved for publication.

Sec. 5. Effective Date. This Ordinance shall take effect thirty (30) days following its final passage and adoption.

That the motion for the adoption of the foregoing Ordinance was duly seconded by Councilor ____ and upon a vote being taken thereon, the following voted in favor thereof: Councilors and the following voted against the same:

Introduced, read the first time on _____, 2013

Introduced, read the second time on _____, 2013

Mayor Vern Rasmussen, Jr.

Filed and attested to _____, 2013

**PLANNING COMMISSION
CITY OF ALBERT LEA, MINNESOTA**

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF ALBERT LEA PLANNING COMMISSION
FINDING THAT A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR
DEVELOPMENT DISTRICT NO. 5 AND A TAX INCREMENT FINANCING PLAN
FOR TAX INCREMENT FINANCING DISTRICT NO. 5-23 CONFORM TO THE
GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE
CITY.**

WHEREAS, the City of Albert Lea (the "City") has adopted a Modification to the Development Program for Development District No. 5 (the "Development Program Modification") and a Tax Increment Financing Plan for Tax Increment Financing District No. 5-23 (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan") and has submitted the Program and Plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Program and Plan to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

Dated: August 6, 2013

Chair

ATTEST:

Secretary