CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD

1/6/2015, 5:30 p.m.
City Council Chambers

AGENDA

A. CALL TO ORDER AND ROLL CALL

B. APPROVAL OF THE AGENDA

C. APPROVAL OF MINUTES
   1. PC Minutes from October 7, 2014

D. PUBLIC HEARINGS

E. NEW BUSINESS

F. OLD BUSINESS

G. COMMISSIONER COMMUNICATIONS

H. STAFF COMMUNICATIONS
   Thank John Severtson for his years of service on the Planning Commission and welcome new member Jason Willner. Set 2015 meeting schedule. Also update on an upcoming land use application for a twin home located in Goose Lake Estates

I. ADJOURNMENT

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

10/07/14 5:30 pm
City Center - Council Chambers

Members Present
Jon Murray
John Severtson
Thayne Nordland
David Gross
Pam Schmidt
Doug Olson

Members Absent
Rick Mummert
Larry Baker, Ex-Officio

Staff in Attendance
Doug Johnson, Building Official
Chad Adams, City Manager

Interested Parties- Ryan Nolander

Chair, Jon Murray called the meeting to order at 5:30 p.m.

Approval of the Agenda
Thayne Nordland made a motion to approve the agenda and John Severtson 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 9/9/14 and David Gross seconded the motion. The minutes were approved unanimously on a voice vote. Jon Murray noted he was **not** present at the 9/9/14 meeting. *(He was noted as being present and absent on the minutes 9/9/14)*

Public Hearing
Adopt Ordinance Amending Certain Section of the Albert Lea Code of Ordinances to amend the Floodplain Regulations.

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

Doug Johnson provided an overview of the proposed amendment to the floodplain ordinance.

The public hearing was opened by Chairman Jon Murray at 5:33 p.m.

The public hearing was closed at 5:33 p.m.

John Severson commented that the previously talked about RV Center being at the old WWTP site could not have been constructed do to this area being in a flood plain. Doug Johnson advised this proposed ordinance to amend the flood plain would not change this area. The road coming into the area would still be located in the floodplain which is why it would be prohibited to have an RV Park located in the area.

Part of the Farmland site is in the floodplain also, there were slight changes although this made zero effect on the use of the properties.

A motion was made by John Severtson and seconded by Thayne Nordland to recommend approval to adopt the ordinance amending certain sections of the Albert Lea Code of Ordinance to amend the Floodplain Regulations. The motion was approved unanimously on a roll call vote (6-0).

Old Business-None

New Business:
Consider a resolution finding that a modification to the development program for Development District No. 5 and a modification to the tax increment financing plan conforms to the general plans for the development and re-development of the city

Reports prepared by Ehlers & Associate becomes part of these minutes by reference.

Chad Adams gave a background on the TIF process. Mrs. Gerry's is currently planning a 93,000 sq. ft. expansion. Any time more than one acre of land is disturbed a storm water retention pond is required. ; MCB, Mrs. Gerry's and Select Foods will need a storm water retention pond if they plan to expand in the future. The city has discussed acquiring a piece of nearby land to construct a regional storm water retention pond. This would be paid back over the next 7 years by the businesses this pond would benefit. This will also assist in saving space and providing the opportunity for businesses to expand on their properties.

The example was given of the regional retention pond constructed at the South Industrial Park that was provided to help the businesses located in the area. Assisting with the construction of a regional retention pond will assist businesses to expand and is beneficial to the community as it creates a tax base and more jobs.

Mrs. Gerrys can only do site planning at this time, they are not able to obtain a building permit until the TIF is approved.

The city would need to acquire a minimum of 8-10 acres to construct the pond.

City staff agrees that it is consistent with the City of Albert Lea's Comprehensive plan.

A motion was made by Doug Olson and seconded by Pam Schmidt determined that a modification to the development program for development district No. 5 and a modification to the tax increment financing plan for tax increment financing district No. 5-22 conforms to the general plans for the development and redevelopment of the City. The motion was approved unanimously on a roll call vote (6-0).

Commissioner Communications-None

Staff Communications:- The HPC along with city staff has initiated the idea of a Downtown Renovation Fair which will be held in the spring of 2015. We will keep the PC posted on the progress of this event.

Adjournment

The meeting was adjourned at 5:55 p.m. on October 7, 2014 motion by John Severtson and seconded by Thayne Nordland.

Respectfully submitted,

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Doug Johnson, Building Official

Approved:

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Thayne Nordland
Planning Commission Secretary

2015 Planning Commission Meeting Dates

January 6, 2015

February 3, 2015

March 3, 2015

April 7, 2015

May 5, 2015

June 2, 2015

July 7, 2015

August 4, 2015

September 1, 2015

October 6, 2015

November 10, 2015- (Election Day 11/3/15)

December 1, 2015