

CITY OF ALBERT LEA  
PLANNING COMMISSION  
ADVISORY BOARD  
MEETING MINUTES

*4/1/14 5:30 pm  
City Center - Council Chambers*

**Members Present**

Thayne Nordland  
Doug Olson  
Jon Murray  
Rick Mummert

**Members Absent**

Pam Schmidt  
David Gross  
John Severtson  
Larry Baker, Ex-Officio

**Staff in Attendance**

Doug Johnson, Building Official  
Chad Adams, City Manager  
Jennifer Nelson, Office Specialist

**Interested Parties**

Dan Otten, CLBB Senior Commercial Lender with Farmers State Bank of Hartland

Chairman, 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 Rick Mummert seconded the motion. The agenda was approved unanimously on a voice vote.

**Approval of Minutes**

A motion was made by Rick Mummert to approve the minutes from March 4, 2014 and Doug Olson seconded the motion. The minutes were approved unanimously on a voice vote.

**Public Hearing**

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

**Preliminary Plat-** A request for a preliminary plat and final plat for Tiger Hills Third Addition, Albert Lea, Minnesota, Freeborn County to develop seven lots on the property generally located on the southwest corner of Hammer Road and Paradise Road.

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

Daniel Otten spoke, he advised the bank's intention would be to split the cost of the street with the lot owners. The cost would be split seven to eight ways. Otten asked if this would be included in the deed restriction. Doug Johnson advised this would be with the developers agreement. Doug Johnson advised if he has any questions to discuss them with Chad Adams, City Manager.

Otten also advised everyone who is interested in purchasing a lot knows it would be to extend their backyard only. The buyer would be aware no one would be allowed to build until the street is put in.

Whoever purchases a lot would have to agree with the deed restriction. The bank would want to collect the money first. The bank's goal is to recoup their losses from the previous Tiger Hills project.

Commissioner Jon Murray asked Otten if anyone was interested in the lots. Possible Greg Moen was looking at a lot for a spec home, he believes one is sold and the other two people interested are waiting to see what the agreement will be.

Public Hearing was closed at 5:39 p.m.

A motion was made by Thayne Nordland and seconded by Rick Mummert to recommend that the City Council approve the preliminary plat and final plat approving Tiger Hills Third Addition, subject to the conditions listed in the staff report. Approved on a 4-0 roll call vote.

Old Business-None

New Business:None

Commissioner Communications:-none

Staff Communications -

Chad Adams gave update of current projects.

Freeborn Bank Building- The developer would like an agreement by June 1<sup>st</sup>; this is when Federal & State Historic Tax Credits are due. There will be a public hearing to sell the land. The timeline would include occupied units by fall 2015. This project may come before the Planning Commission to ask if the plan meets the intent of the Comprehensive Plan. This may be a special meeting that would be held May 20<sup>th</sup>. Transparency is important and there will also be a public informational meeting maybe held at the bank building beforehand. Doug Olson asked if this would be considered affordable housing. Chad Adams advised yes it would be which makes tax credits available. Chad Adams also noted at the public informational meeting would include educating the public on housing terminology, explaining the differences and meanings of workforce, market rate, affordable and low income housing. Chad Adams reassured the developer has vast experience with this type of project.

Jon Murray asked how many housing units the bank building could accommodate. Chad Adams advised 24 units. This would require 1 parking stall per unit. 39-40 parking stalls would be the max available. The City is looking at upgrading the parking lot in 2015. If the sale goes through they will wait as the parking lot may get torn up a bit during construction and be used for staging.

There will be a public informational meeting regarding the city considering the sale of property located by the City Arena. The developer interested in the property would like to build market rate rentals on this parcel. They are looking at putting up 48 units total. 138 mailers went out for this meeting to homeowners in the surrounding area. The meeting will be held on Wednesday, April 9<sup>th</sup> from 5:30-6:30 p.m. out to the City Arena in Conference Room One. All Planning Commissioners are invited.

Another developer would like to build approximately 56 units of market rate rentals at the corner of Hwy 69 and West 9<sup>th</sup> St.

A third developer has come in and would like to build market rate rentals. Location and developer have not been disclosed at this time.

St. Johns may be coming back in May also, they have been in discussions with staff regarding watershed access and the water and sewer funding gap.

Chad Adams advised the Planning Commission the next two months will be very busy and there will more than likely be some special meetings and to keep dates open.

City staff has been receiving input regarding the redevelopment map and there will be more discussions in the future.

The Blandin group has partnered with the city and a couple of other groups regarding a Community Center at the Blazing Star Landing. The YMCA and Senior Resources are a few of the groups meeting.

VA Clinic opens Wednesday April 2<sup>nd</sup>. This is a soft opening. The Grand Opening will be held April 25<sup>th</sup>.

The plan regarding the water tower at the corner of Fountain and Newton is to take the water tower down. The cost to paint the water tower is over \$900,000. The cost to build a new water tower is over \$1,200,000. The plan would be to take it down and build a new one somewhere on the north side of town.

The Planning 101- Planning Commissioner Training, Saturday, April 12<sup>th</sup> at 11: a.m.-2:00 p.m. being held at the Chatfield Center for the Arts has been cancelled due to low registration. Doug Johnson advised this was being offered by the WSB and we may have a training here in Albert Lea in the near future.

Next meeting the planning commission will look at changing the November meeting from November 11, 2014 to November 18, 2014 due to November 11<sup>th</sup> being a Holiday (Veterans Day).

Adjournment -The meeting was adjourned at 6:25 p.m. on 4/1/14 motion by Rick Mummert 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