

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

*8/05/14 5:30 pm
City Center - Council Chambers*

Members Present

Rick Mummert
John Severtson
Thayne Nordland
Jon Murray
David Gross

Members Absent

Pam Schmidt
Doug Olson
Larry Baker, Ex-Officio

Staff in Attendance

Breanne Rothstein, Planner
Sack Thongvanh, Assistant City Manager
Jennifer Nelson, Office Assistant

Interested Parties

Warren P. Smith, Licensed Land Surveyor & President with Survey Services
Troy Schrom, TSB Janesville, LLC

Vice Chair, David Gross called the meeting to order at 5:33 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 Thayne Nordland to approve the minutes from 7/1/14 and Rick Mummert seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearings

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

The first public hearing is to consider a request from Jared Dawson for preliminary and final plat for Summerdale Townhomes First Subdivision on the property located on the southwest corner of Keystone and Crystal Drives.

Breanne Rothstein presented staff recommendations.

Widths and depths are a little different for semi-detached homes than single family homes.

Breanne noted also she is finding researching for the housing study that this type of housing is in high demand.

Public Hearing for Summerdale Townhomes preliminary and final plat was opened at 5:40 p.m.

Public Hearing for Summerdale Townhomes preliminary and final plat was closed at 5:40 p.m.

John Severtson asked why the city doesn't require developers to build parks any more. Breanne advised City policy is to take cash in lieu of a park. This money goes into a park dedication fund. The park commission would have to make a recommendation on what the money is spent on which can only be used for capital improvements such as the construction of a new park or improvement of an existing park. The city also has to be mindful of maintenance costs associated with constructing a new park.

A motion was made by David Gross and seconded by Rick Mummert to recommend approval of the preliminary plat and final plat application. Approved on a 5-0 roll call vote subject to the following conditions:

1. The developer amend the preliminary and final plat sheet to reflect the platting of only the 6 southern lots;
2. The developer submit a final plat sheet for review and acceptance;
3. The developer shall make a payment in lieu of parkland dedication to the city in the amount of \$1,147 prior to the City Clerk signing the plat.
4. Payment for sanitary sewer and water development fees in the amount of \$1,800 per dwelling unit or \$3,600 per building shall be paid to the City at the time of building permit issuance;
5. The resolution approving the Summerdale Townhomes Fifth Addition shall be recorded with the Plat.

The second public hearing is to consider a request for a zoning amendment from TSB Janesville, LLC to rezone the property located generally at the southeast corner of 11th Street and Viking Drive from R-1 Density Residential to PD-Planned Development District;

The third public hearing is to consider a request for a conditional use permit from TSB Janesville, LLC to develop rental townhomes in a PD-Planned Development District on the property located generally at the southeast corner of 11th Street and Viking Drive;

Fourth public hearing is to consider a request for a Preliminary Plat for TSB Subdivision from TSB Janesville, LLC to subdivide the existing 11 acre lot into four developable lots and three out lots to accommodate a townhome development on the property located generally at the southeast corner of 11th Street and Viking Drive;

Consider a request for final plat from TSB Subdivision from TSB Janesville, LLC, to be platted in accordance with their preliminary plat request.

Staff recommends to open all public hearings simultaneously. Breanne Rothstein presented. The proposal for the Planning Commission for consideration tonight is an application from TSB Janesville, LLC for a zoning amendment conditional use permit, a preliminary plat, and a final plat to subdivide and allow a 24 unit, rental townhome development on the property generally located on the southeast corner of Viking Drive and 11th Street.

Public Hearing for all TSB Janesville, LLC proposals for 24 unit rental town home development opened at 5:51 p.m.

Breanne advised the reason a CUP is required because this project/proposal exceeds allowed density.

John Severtson asked if this will be private. Private street, storm water and utilities are proposed. Severtson was concerned if the streets and utilities are private they will not be maintained to the City's standards. Warren P. Smith on behalf of the project advised if they are not maintained they would not be able to maximize their rent capability. Breanne advised there is provision to allow the developer to maintain a private road.

These will be two story townhomes with two parking stalls per unit.

John Severtson advised he doesn't think this type of project is a good fit for this location.

Breanne Rothstein advised this is a defined area on the proposed redevelopment map.

Sack Thongvanh advised the city will have to take a look at who is using the road. Eleventh St will not be reconstructed and the mill and overlay maybe will not happen for another 20 years.

Not sure at this time if they would stub into 11th St or Viking.

Rick Mummert commented the parking is addressed very well.

The elevations were not added to the packet, the developer had pictures of their existing townhome they built in Eagle Lake as examples to pass around.

John Severtson asked Troy Schrom if these townhomes would be market rate rentals, Troy advised they would be.

Smith advised they also plan on leaving more green space. Eagle Lake townhomes are also built next to Mobile Home Park, berms and fencing was constructed for screening. There is also a possibility of a second pond/retention basin to control run-off. ZRT is the project engineer and the storm water and all utilities would be built to city specs. Street lighting would take an appearance of the city street lights although would be privately funded. Most traffic besides emergency vehicles will exit/enter on 11th St.

Breanne advised the draft housing study is showing Albert Lea has the need for rental units. The numbers show 80-100 units over the next several years with a pent up demand for 30-40 units.

Warren Smith feels this project is a good fit for this location and will provide a good transition from Mobile Home Park to single family homes.

There is a 10' wide easement on the plat and 50' utility corridor. There is a 10' easement over private lots and a certificate of dedication is being reserved as private use. This language was recommended by the City Engineer. This would be private property and not maintained by the city.

Public Hearing was closed at 6:12 p.m.

A motion was made by .Thayne Nordland and seconded by Rick Mummert to recommend that the City Council approve the below motions, Approved on a 4-1 roll call vote subject to the following conditions;

- 1) Development of the site in accordance with the approved plans, as outlined on the plans, as outlined on the plan set dated June 2014;
- 2) Amendment of the building elevations to indicate additional architectural features, to be discussed and agreed upon between the city and developer;
- 3) Addressing the comments outlined in the engineering memo dated July 14, 2014;
- 4) Approval by the City Engineer of drainage calculations and grading plans;
- 5) Approval by the City Engineer of the design of the sanitary sewer and water designs;
- 6) Approval by the Public Safety Department of all accesses, drive aisles, and turnaround areas;
- 7) Entering into a development agreement with the City of Albert Lea, including the payment of all required sewer and water trunk charges, park dedications and sureties.

Motion to recommend approval of a request for a zoning amendment from TSB Janesville, LLC to re-zone the property located generally at the southeast corner of 11th Street and Viking Drive from R-1 Density Residential to PD-Planned Development District;

Motion to adopt findings of fact as listed in the staff report and recommend approval of a request for a conditional use permit from TSB Janesville, LLC to develop rental townhomes in a PD-Planned

Development District on the property located generally at the southeast corner of 11th Street and Viking Drive;

Motion to recommend approval of a request for a preliminary plat for TSB Subdivision from TSB Janesville, LLC to subdivide the existing 11 acre lot into four developable lots and three out lots to accommodate a townhome development on the property located generally at the southeast corner of 11th Street and Viking Drive;

Consider a request for final plat from TSB Subdivision from TSB Janesville, LLC, to be platted in accordance with their preliminary plat request.

The fourth public hearing is to consider a Comprehensive Plan Amendment to Addend the Albert Lea Re-development Plan to the City of Albert Lea Comprehensive Plan

Breanne presented the proposed re-development map including the following nine areas;

- Downtown and Diversified Central District zoning areas- 130 acres
 - Blazing Star Site-56 acres
 - Main Street Area- 55 acres
 - South Broadway-59 acres
 - Mixed Residential Area- 27 acres
 - City's Gateway- 24 acres
 - Eberhardt Area- 26 acres
 - West Main at Hwy 69- 43 acres
 - Future Bridge Avenue- 9 acres
 - Waterfront Mixed-Use- 7 acres
- 1) This map will serve as a handbook for developers to utilize when searching for property that fits their needs
 - 2) To highlight areas where the city is targeting it acquisition of tax-forfeited and otherwise available land for possible purchase;
 - 3) To identify areas that might be eligible for federal, state, or local grants, loans, or development assistance (tax increment financing, tax abatement, and other tools) for re-development opportunities.

This public hearing is to reach out to and hear from the public and other stakeholders to further facilitate this discussion.

Public Hearing was opened at 6:16 p.m.

Jon Murray recommended removal of the last sentence under The Waterfront Mixed-Use section. To leave these areas open to all possibilities.

Jon Murray commented on Bridge between Clark and Fountain from the Catholic Church to the car wash needs serious work and has safety issues. He asked if this area could be vacated. Safety issues would have to be taken care of before improvement in the waterfront location could be done do to issues with traffic issues by the (Nelson Center) gas station. Also questioned the future plans for Bridge St.

Rick Mummert likes the idea of identifying locations to offer incentives for businesses and residences.

David Gross commented he was happy to see West Main St/Hwy 69 are included in the map.

Public Hearing was closed at 6:35 p.m.

A motion was made by Rick Mummert and seconded by Thayne Nordland to recommend that the City Council approve a Comprehensive Plan Amendment to addend the Redevelopment Plan. Approved on a 5-0 roll call vote.

Old Business-None

New Business:-None

Commissioner Communications-None

Staff Communications:- None

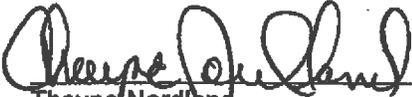
Adjournment

The meeting was adjourned at 6:37 p.m. on August 5, 2014 motion by John Severtson and seconded by David Gross.

Respectfully submitted,

Breanne Rothstein, City Planner

Approved:


Thayne Nordland
Planning Commission Secretary