

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

*9/09/14 5:30 pm
City Center - Council Chambers*

Members Present

Rick Mummert
John Severtson
Thayne Nordland
Jon Murray
David Gross
Pam Schmidt
Larry Baker, Ex-Officio

Members Absent

Jon Murray

Staff in Attendance

Doug Johnson, Building Official
Chad Adams, City Manager

Interested Parties- None

Vice Chair, David Gross called the meeting to order at 5:30 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 Rick Mummert to approve the minutes from 8/5/14 and John Severtson seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearings- None

Old Business-None

New Business:

Consider consistency with the Comprehensive Plan for the requested establishment of a Tax Increment Finance District for the proposed St. John's Lutheran Home Continuing Care Community located at 1791 Country Club Road- PID344420010.

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

Chad Adams gave a back ground on the TIF process and the different types of TIF districts that are available. He also explained the details of the St Johns TIF application and that city staff agrees that it is consistent with the City of Albert Lea's Comprehensive plan. John Severtson asked Chad if St John's would be considered a housing development, Chad explained that everything but the Skilled Nursing portion would be considered housing development and eligible to be considered as a TIF District. David Gross indicated that if St. John's was going to happen that creating a TIF district is an important piece.

A motion was made by John Severtson and seconded by Thayne Nordland determined that a modification to the development program for development district No. 5 and a tax increment financing plan for tax increment financing district No. 5-24 conforms to the general plans for the development and redevelopment of the City. The motion was approved unanimously on a voice vote (6-0).

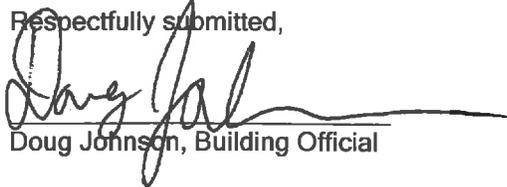
Commissioner Communications-None

Staff Communications:- Discuss sale of goods in the right-of-way. Chad Adams gave a brief background on pros and cons of sale of goods in the City right of way mainly in the downtown district. The City has received both good and bad comments about the sales in the City right of way. Dan Burden encourages sales on the sidewalk but to keep it close to the building and maintain the 4ft pathway in the center of the sidewalk. Also the City is looking at the outdoor seating being this was the first season that the City has allowed it maybe the City needs to look at other alternatives for example parklets, parklets would still allow for outdoor seating but would still maintain that 4ft pathway in the center of the sidewalk. This was discussion purposes only and the City will be seeking the commission's input in the future.

Adjournment

The meeting was adjourned at 5:59 p.m. on September 9, 2014 motion by Rick Mummert and seconded by Thayne Nordland.

Respectfully submitted,


Doug Johnson, Building Official

Approved:

Thayne Nordland
Planning Commission Secretary