

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

*11/10/2015, 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 6<sup>th</sup>, 2015
- D. PUBLIC HEARINGS
  - None
- E. NEW BUSINESS
  - 1. Resolution modifying the development program for development district no. 5 and the tax increment financing plans for tax increment financing district nos. 5-13 and 5-15.
  - 2. Blazing Star Landing Update
- F. OLD BUSINESS
- G. COMMISSIONER COMMUNICATIONS
- H. STAFF COMMUNICATIONS
- I. ADJOURNMENT

CITY OF ALBERT LEA  
PLANNING COMMISSION  
ADVISORY BOARD  
MEETING MINUTES

*10/6/15 5:30 pm  
City Center - Council Chambers*

**Members Present**

Thayne Nordland  
David Gross  
Pam Schmidt  
Doug Olson  
Rick Mummert  
Jason Willner

**Members Absent**

Jon Murray  
Larry Baker, Ex-Officio

**Staff in Attendance**

Molly Patterson-Lundgren, City Planner  
Jennifer Nelson, Office Assistant

**Interested Parties**

Ryan Nolander, Executive Director, Albert Lea Economic Development Agency  
Clayton Peterson

Vice Chair, David Gross called the meeting to order at 5:30 p.m.

**Approval of the Agenda**

Rick Mummert 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 Doug Olson to approve the minutes from September 1, 2015 and Jason Willner seconded the motion. The minutes were approved unanimously on a voice vote.

**Staff Communications:**

Staff communications moved up on the agenda as Clayton Peterson would be attending the meeting at a little later to provide information to the Planning Commission for his proposed project.

Updates regarding staff given.

Ms. Patterson-Lundgren gave updates on the status Small Cities Development Program Grant application process. City staff is in the process of conducting windshield surveys of downtown properties which is part of the grant application process.

The city is co-hosting an Instameet on Saturday October 17, 2015 from 10:00 a.m. - 3:00 p.m.

This is a curated outing for statewide photographers and instagrammers to experience Minnesotas unique places. This is a way to highlight preservation efforts as a way to increase awareness about how preservation is important to communities.

**Public Hearings-** None

**Old Business:** -None

**New Business:**

(5:45 p.m.)

Consider proposal by Clayton Petersen to develop mini-storage in Wedgewood Cove Estates 2

Staff reports prepared by Molly Patterson-Lundgren, Planner WSB & Associates, Inc. become part of these minutes by reference.

Ms. Patterson-Lundgren advised this meeting is about discussing the process for Mr. Peterson to proceed with his proposed project. She reminded the commissioners there has not been an application submitted at this time.

No decisions are being sought at this time. Staff is providing information to allow for initial questions of the applicant and seeking indication that the proposed process, in particular that the first step of land use plan consideration/amendment is correct.

Ms. Patterson-Lundgren advised she reviewed the file to see what was approved and the plan for this area was to provide for multi- family housing. She advised the applicant could look at different options for rezoning and what zoning district would fit this project.

The property is currently zoned PDD, which was approved as part of the Wedgewood Estates 2nd addition. The PDD site plan approved for the development indicates this property as future multi-family housing.

Mr. Peterson indicated that the change in the zoning of adjacent land to his property for the Wedgewood Cove Townhomes affected the use of his property for future residential. Further, the townhomes in Wedgewood Cove will only have a single garage stall and advised the mini-storage area would be a good fit for this location. This would be helpful and convenient for tenants renting a townhome to have space to store their belongings.

Mr. Petersen's plan calls for the mini-storage to be screened and tucked in and out of view. The view of the building would come from the golf-course side. Mr. Peterson advised Gerry Vogt (owner Wedgewood Golf Course) would work with him to come up with some screening for this side of the building. Mr. Peterson advised Vogt is in favor of this project and feels it would be a good fit.

Mr. Peterson advised the picture submitted was incorrect with regard the storm water pond water would be filtered.

Mr. Peterson also stated the owners of the newly developed townhomes are supportive of this project and feel this would alleviate "stuff" and cars being parked outside of the townhomes.

Mr. Peterson advised his pricing would remain competitive with this area.

Mr. Peterson suggested that a request to amend the zoning ordinance to allow for a PDD zone of less than three acres was one potential solution. Mr. Peterson's lot is currently 2.57 acres and therefore would not be eligible for a PDD rezone which would include a new site plan submittal and approval. Ms. Patterson-Lundgren indicated that if such a zoning code amendment was approved by the City Council

that would allow Mr. Peterson to propose a new PDD site plan changing the use from residential to commercial.

It will be up to Mr. Peterson to decide how he would like to proceed.

**Commissioner Communications:** -None

**Adjournment:**

The meeting was adjourned at 6:13 p.m. on October 6, 2015 motion by Thayne Nordland and seconded by Rick Mummert.

Respectfully submitted,

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Ms. Patterson-Lundgren, City Planner

Approved:

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Thayne Nordland  
Planning Commission Secretary

**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 MODIFICATION TO THE TAX  
INCREMENT FINANCING PLANS FOR TAX INCREMENT FINANCING  
DISTRICT NOS. 5-13 AND 5-15 CONFORM TO THE GENERAL PLANS FOR  
THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY.**

WHEREAS, the City of Albert Lea (the "City") has proposed to adopt a Modification to the Development Program for Development District No. 5 (the "Development Program Modification") and a Modification to the Tax Increment Financing Plans for Tax Increment Financing District Nos. 5-13 and 5-15 (the "TIF Plan Modifications") therefor (the Development Program Modification and the TIF Plan Modifications are referred to collectively herein as the "Modifications") and has submitted the Modifications to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Modifications 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 Modifications conform to the general plans for the development and redevelopment of the City as a whole.

Dated: November 3, 2015

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

# Blazing Star

## LANDING



### FACT SHEET

10/23/15

The City of Albert Lea is requesting \$15 million in State bonding funds for the redevelopment of the Blazing Star Landing site that includes lakeshore development along Albert Lea Lake and construction of a Community Center. State bonding dollars provide funding to projects throughout the State of Minnesota and do not have to be repaid to the State.

#### Project Scope

- **2016 (Phase 1)** - The City is requesting \$3.5 million of the \$15 million State bonding dollars for the relocation of Front St. to be closer to the railroad to allow for private development along Albert Lea Lake.
- **2018 (Phase 2)** – The City is requesting the remaining \$11.5 million of bonding dollars for the property located north of the railroad for construction of a Blazing Star Community Center and additional private redevelopment.
- **The City would not spend any of the State’s bonding dollars or local taxpayer dollars until private development is secured on the site to pay for a large portion of the infrastructure relocation.**



### Phase 1 details

- The City will work with the public and private developer(s) to help decide the best uses and layout for the lakeshore property. Some ideas have included a hotel/waterpark/convention center, a restaurant/marina, retail shops, market rate rental housing, residential condos, or any combination of mixed uses.
- **Project Costs** to move Front Street and conduct the preliminary site work are estimated to be about \$10.1 million.
- **Project Funding** for Phase 1 will include new taxes created and captured from the private lakeshore development, land sales, and \$3.5 million in State bonding funds. No local tax increase is proposed for the relocation of Front St.
- The Blazing Star Trail will be relocated as part of Phase 1, but will remain as a connection from Frank Hall Park to Myre Big Island State Park.

### Phase 2 details

- The City will work with the public to help decide the best uses and layout for the Blazing Star Community Center.
- The City will work with the public and private developer(s) to decide the best uses and layout for the private development north of the railroad.
- **Project Costs** for a Blazing Star Community Center and additional site work north of the railroad are estimated to be \$34.5 million.
- **Project Funding** for the Blazing Star Community Center will include new taxes created and captured from private development, \$3.5 million in local fundraising, land sales, and a likely tax levy increase for the project.
  - The estimated tax increase on a \$100,000 home is projected to be about \$50 to \$60 more a year for the project (i.e. \$450 to \$500/\$510). Other options continue to be explored for project funding to reduce the burden on local taxpayers.
- The Blazing Star Community Center is presently designed to be approx. 115,000 sq. ft. and would include space for: senior services/programs, meeting rooms (w/ kitchenettes), activity rooms, 4-lane walking/running track, fitness room (free weights, cardio), studio spaces, aquatics area (recreation/lap pool, wading pool, water-slide, hot tub, therapy pool), indoor play park, game room, four-court gymnasium, racquetball courts, child-care, lockers (men's, women's, family), offices/administration, storage.

### Other Information

- The Blazing Star Landing (former Farmland and Wilson Foods site) has been vacant since 2001 and provides for great opportunity for economic development, tourism and several public services in the Blazing Star Center.
- Additional public forums/comments will be needed between now and March 2016 when the bonding bill is being considered before the State Legislature and Governor's office.
- Contact City Hall at 507/377-4330 if you have additional comments or questions.