# CITY OF ALBERT LEA
# PLANNING COMMISSION
# ADVISORY BOARD
# MEETING MINUTES

*9/1/15 5:30 pm*
*City Center - Council Chambers*

**Members Present**
Jon Murray
Thayne Nordland
David Gross
Pam Schmidt
Doug Olson
Rick Mummert
Jason Willner

**Members Absent**
Larry Baker, Ex-Officio

**Staff in Attendance**
Doug Johnson, Building Official
Chad Adams, City Manager
Molly Patterson-Lundgren, City Planner
Jennifer Nelson, Office Assistant

**Interested Parties**
None

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 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 July 7, 2015, and Doug Olson seconded the motion. The minutes were approved unanimously on a voice vote. *Jon Murray commented the roll call vote regarding the Preliminary Plat for the Buschbom 6th addition from Dave and Jon Syverson should have read "Approved on a 5-0 roll call vote" not 7-0 due to Rick Mummert and Doug Olson had abstained from the vote.

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

The public hearing is to consider a request for a Preliminary Plat for "T&M Seed House Addition" from E. Family C. LLC. To reconfigure an existing two parcels into three platted lots.

The public hearing was opened at 5:32 p.m.

Doug Johnson gave a review of the project. The proposed plat would create three separate parcels for Farmers Bank. Farmers Bank building would be lot #3, AL Seed House Lot would be #1 and #2 lots. Doug Gross commented on the zoning indication of the property. This area has split zoning including I1 and B2 zones. Doug advised this should have no effect on this request as lot requirements are similar. Molly advised the standards are similar and the existing structures meet the standards. The history of this

particular area maybe has to do with the way business was expanding at the time. The easement for access would be recorded with the final plat.

Public Hearing Closed at 5:38 p.m.

A motion was made by Rick Mummert and seconded by Thayne Nordland to recommend approval of the preliminary and final plat for T & M Seed House Addition creating three lots, subject to the conditions listed in the staff report;

1) A recorded easement providing ingress/egress to the site via the existing private street for lot 1 access.

2) Approval of a Development Agreement providing park dedication fee as required by City code and determined by the City Attorney.

**Approved on a 7-0 roll call vote.**

**Old Business:** None

**New Business:**
Consider the acquisition of property at 1002 Bridge Avenue and its consistency with the city's Comprehensive Plan.

Chad Adams advised this property is currently owned by the Albert Lea HRA who needs to sell the property. It is located at the northeast corner of Bridge Ave and Hawthorne St. The City would like to acquire this property to allow for future improvements to this intersection. The city will more than likely be applying for a grant for reconstruction of Bridge Street. The city would eventually like to acquire all the properties at the corner of Hawthorne St and Bridge Ave to allow lanes for existing roads.

Rick Mummert asked if there were any concerns regarding the shared driveway of the property to the north. Chad Adams advised Jon Ford and the City Attorney have been working with the owner. The property was appraised at $56,000 and this is the amount the city settled on for a price on the property.

Doug Olson asked if the county was interested in purchasing these properties, Chad advised the county is not acting on purchasing the property at this time.

In accordance with state stature, the city is asking the Planning Commission to review the consistency of the land purchase of the property at 1002 Bridge Avenue with the City's adopted Comprehensive Plan.

A motion was made by Rick Mummert and seconded by David Gross to recommend approval of the proposal acquisition of 1002 Bridge consistent with the comprehensive plan, based on the following findings;

1) The proposed acquisition would provide room for addition right of way at a key intersection along Bridge Avenue which is identified as a recommended action on the Comprehensive Plan:

2) The proposed acquisition is part of a greater effort on behalf of the City to acquire property for the needed improvements along Bridge Avenue in an incremental fashion as opportunity arises.

**Approved on a 7-0 voice vote.**

**Commissioner Communications:** None

**Staff Communications:** Introducing Molly Patterson-Lundgren, Planner with the WSB & Associates, Inc. She will be taking on Planning for the City of Albert Lea. Molly has worked in Wabasha, Scott County and

has an educational background in American Studies, Heritage Preservation and Planning. Welcome Molly!

The City of albert Lea is seeking grant funds from the Minnesota Department of Employment & Economic Development's (DEED's) Small Cities Development Program (SCDP) for downtown property owners interested in improving their commercial building as and residential rental properties. This has been a popular program for other communities in greater Minnesota and has shown to be successful.

Doug Johnson advised some items for a future work plan may include recommendation on ordinance changes and looking at cleaning up some conflicting zoning in certain areas.

**Adjournment:**
The meeting was adjourned at 5:57 p.m. on September 1, 2015 motion by Doug Olson and seconded by Thayne Nordland.

Respectfully submitted,

Doug Johnson, Building Official

Approved:

Thayne Nordland
Planning Commission Secretary