

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

*5/6/14 5:30 pm
City Center - Council Chambers*

Members Present

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

Members Absent-None

Staff in Attendance

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

Interested Parties

Larry Gensmer, Northco Development/Freeborn Properties LLC
Beau Gensmer, Northco Development/Freeborn Properties LLC

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 April 1, 2014 and John Severtson 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.

NorthCo Development has submitted a request for the re-zoning of the property located at 1430 US Highway 69 from B-2 Business to R-3 Multiple Family Residential. The applicant would like to develop this property into a medium/high density townhome development.

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

John Severtson asked Larry Gensmer if he owned the property and he stated yes.

Larry Baker asked how many units they planned to construct, Gensmer advised approximately 38-52 units. Some of the units will be quads and will offer an attached two car garage. The units will have two bedrooms expandable to four. Gensmer advised they have constructed townhome developments in Faribault and Prior Lake. This will be market rate rentals not subsidized housing. Rent would range from

\$900-\$1,100 a month. They are still feeling the market out for the cost of renting. Rick Mummert asked if they planned on a park being part of the project. Doug Johnson advised they will be paying park dedication fees and Gensmer advised they plan on talking to Wedgewood Cove to see if they could extend a cart path to the townhomes.

Doug Johnson reminded the planning commission tonight's decision is regarding rezoning the property only. The plat would also be coming before the planning commission which would detail the plans of the project in further depth.

The developer was questioned on the service station/auto repair shop on the property. Gensmer advised the station would be removed.

Don Blake asked if this is the same group that was planning on building market rate rentals at the City Arena location. He was advised this is a different group.

Rick Mummert agreed from a realtors perspective that there is a desire for market rate rental properties in the community.

Pam Schmidt commented that the value of the rental rate proposed may be high. Gensmer advised they are still checking into this.

A resident from across the highway voiced concerns on how this could affect surrounding property values and their current views to the golf course.

David Gross asked what would happen to the existing business if the property is rezoned, Doug Johnson advised the commercial building would be considered non-conforming and would be allowed to operate although would not be able to expand.

Doug Olson asked when they would like to begin construction, and Gensmer responded he would like to start this summer.

Rick Mummert asked if there would be a right turn lane to Hwy 69. Gensmer would like to try to move it back form the intersection. Doug Johnson advised this would be addressed in the preliminary plat.

Doug advised nor he or Breanne has received any opposing calls regarding the proposed plan to date.

Public Hearing was closed at 5:43 p.m.

A motion was made by John Severtson and seconded by Rick Mummert to recommend that the City Council approve the request to rezone the property located at 1430 US Highway 69 from R-1 Single-Family Residential to R-3 Multiple-Family Residential, and adopt a resolution declaring terms of the same. Approved on a 7-0 roll call vote.

This will go before the City Council Meeting May 27, 2014 for first reading.

Old Business-None

New Business:-None

Commissioner Communications:-none

Staff Communications -

The November 11, 2014 meeting date falls on Veteran's Day which is a National Holiday. Staff suggested changing the meeting date to November 18th, 2014.

A motion was made by Thayne Nordland and seconded by Rick Mummert to approve changing the scheduled meeting date of November 11, 2014 to November 18, 2014. Approved on a 7-0 voice vote.

Doug Johnson advised there will be an open house at the Freeborn Bank Building May 13, 2014 at 5:45.

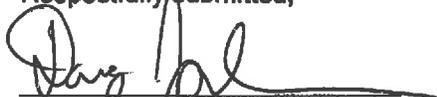
- 5:45 p.m. Meet and greet with Cohen-Esrey Development Partner.
- 6:16 p.m. Mr. Clint Jayne to present plans and uses for the Bank building.

This is a public event and all Planning Commissioners are encouraged to attend.

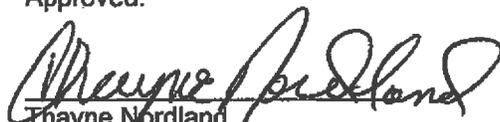
Reminder of special Planning Commission meeting date of May 20, 2014.

Adjournment -The meeting was adjourned at 5:47 p.m. on 5/6/14 motion by John Severtson and seconded by David Gross.

Respectfully submitted,


Doug Johnson, Building Official

Approved:


Thayne Nordland
Planning Commission Secretary