

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting

June 2, 2020

5:30 pm - ZOOM

Call to order at 5:30 pm by Chairman Willner.

MEMBERS PRESENT: Jason Willner, Colby Cunningham, Lucas Schuster, Matt Dorman, Wyeth Anderson, Jared Dawson and Larry Baker.

MEMBERS ABSENT: None.

STAFF PRESENT: Megan Boeck, City Planner and Wayne Sorensen, Building and Zoning Administrator.

APPROVAL OF AGENDA

A motion was made by Cunningham and second by Anderson to approve the agenda. Motion carried.

APPROVAL OF MINUTES

A motion was made by Dorman and second by Schuster to approve the March 11, 2020 meeting minutes as presented. Motion carried.

NEW BUSINESS

Public Hearing- Verizon Wireless

a) A Conditional Use Permit (CUP) for a Communication Tower

After reading a statement of Public Hearing, Willner opened the hearing to the public at 5:43 pm.

Boeck stated that Rob Vierra, on behalf of Verizon Wireless, has submitted an application for a Communication Tower at 1029 Bridge (Freeborn County Fairgrounds). Boeck also stated that the application is actually a renewal because a CUP had been issued in both 2018 and 2019 but because of budget cuts the tower was not built. In addition, Boeck stated that the proposed tower is a 100 ft monopole proposed just north of the Arts and Foods Building near the center of the fairgrounds. Lastly Boeck stated that the proposed tower will not attract additional traffic, population or density, add additional noise, create a negative impact on the overall health and wellness of the area or cause a hazard to air navigation.

Schuster questioned if other locations had been considered. Boeck stated that Freeborn County, the owner of the fairgrounds, entered into contract with Verizon for this particular location to improve service.

Motion by Schuster and second by Dawson to approve the Conditional Use Permit for a Communication Tower at 1029 Bridge Ave with the following conditions:

1. An as-built survey be provided to verify final height of the proposed tower.
2. The proposed access driveway will be paved to provide support to 90,000 lbs and connect to existing pavement no later than June 2021.
3. The proposed tower will be constructed in a manner that will accommodate the co-location of not less than three providers as stated in Sec 74-2004 (a).

Motion carries on a 6-0 voice vote.

Public Hearing- The Barn at Chapeau Shores

a) Amending existing Conditional Use Permit (CUP) for a County Club/Event Center

After reading a statement of public hearing, Willner opened the hearing to the public at 6:09 pm.

Boeck stated that in 2017 Planning Commission and County Council approved a Conditional Use Permit (CUP) for the Barn of Chapeau Shores that would allow a Commercial County Club/Event Center in a residential zone with conditions imposed on structures, hours of operation, noise and liquor and that the applicant has applied to made amendments to:

Section 1 (Structures and uses)- allowing a small, round, welded wire bin.

Section 2 (Hours of Operation)- changing hours of operation to Sunday through Thursday from 8am to 11:30 pm and Friday and Saturday from 9 am to 12 am (midnight).

Section 2 (Noise)- changing language maximum levels allowed by the State of MN (Minnesota Pollution Control Agency)

Section 2 (Alcohol)- allowing alcohol on site provided by a business with an on-sale liquor license.

Boeck also stated that staff does not anticipate the proposed amendments will have an effect on traffic, population and density or noise (as it pertains to measurement and enforcement) but that staff is concerned that allowing operation on weekdays after 8 pm could threaten the quality of life of the neighborhood—which is single family residences.

Lastly Boeck stated that she received a number of comments from the public and would read the aloud for the Board.

Stanley Westland, 2806 Campus Lane, stated that he had been skeptical of the wedding barn and fearful of noise but that the Iverson's have done a beautiful job with the barn remodeling and that noise and parking have never been an issue.

Jeremy Stout stated that the activity at the barn is directly behind their house and that they are unable to enjoy their screened in porch when events are taking place. In addition, because of the barn, the neighborhood is no longer the quiet and peaceful atmosphere it once was.

Tammy and Mark Grossklaus stated that their master bedroom and living room have the parking lot of the barn and that lights and noise is more than what is created at the local Walmart. In addition, allowing liquor license will allow the barn to function as a bar in a residential neighborhood which poses a danger.

Larry Baker stated that the Iverson's have been very forth right and accommodating to the neighborhood.

Schuster stated that he would feel more comfortable if a noise test assessment was conducted on the property.

Jared Dawson questioned how the CUP for the Barn compares to what was allowed when the property served the Sons of Norway.

Boeck stated that the property in question used to serve the Son's of Norway before it was annexed into city limits and that there were never any conditions on the property. Meaning, the existing CUP for the Barn is more restrictive.

Motion by Dorman and second by Schuster to approve amendment to Section 1 (Structures and Uses) as presented. Motion carries on a 6-0 voice vote.

Motion by Anderson and second by Cunningham to approve amendment to Section 2 (Hours of Operation) as presented. Motion failed on a 4-2 voice vote.

Motion by Cunningham and second by Schuster to approve amendment to Section 2 (Noise) as presented. Motion carries on a 6-0 voice vote.

Motion by Dorman and second by Anderson to approve amendment to Section 2 (Alcohol) as presented. Motion carries on a 6-0 voice vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

None.

Motion by Schuster and second by Dawson to adjourn the meeting at 7:05 pm.
Motion carried.

Megan Boeck, City Planner

Jason Willner, Chairman