

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
February 4, 2025
5:30 pm – City Center

Chairman Lucas Schuster called the meeting to order at 5:30 p.m.

MEMBERS PRESENT

Wyeth Anderson, Vice-Chair
Rachel Christensen, Ex-Officio
Jared Dawson
Lucas Schuster, Chair
Steve Thompson

MEMBERS ABSENT

Leon Axtman
Matt Dorman
Matt Maras

STAFF PRESENT

Megan Boeck, City Planner
Cierra Maras, Development Services Administrative Assistant

APPROVAL OF AGENDA

Motion by Thompson and second by Anderson to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Anderson and second by Dawson to approve the December 3, 2024 meeting minutes as presented. Motion carried.

Staff report prepared by Megan Boeck, City Planner, is to become part of these minutes by reference.

PUBLIC HEARINGS

1. Interim Use Permit – Shell Rock River Watershed District

Boeck reviewed the staff report. She explained the purpose of the interim use permit application is to allow removal of dredged sediment from Fountain Lake.

She noted that because of the similarity and applications for this phase, the recommended conditions are all similar to the conditions approved for the previous phases of the project in previous IUP's.

Schuster opened the hearing to the public at 5:38 p.m.

Andy Henschel, SRRWD, explained that this phase of the project will be similar to phase 2 that was done in 2020 and 2021. He noted they are looking for access to the same staging area that was used in previous phases and that it will be fenced off. He explained where the pipeline route will be and that the safety requirements will all be the same as previous phases.

Schuster closed the hearing to the public at 5:44 p.m.

Motion by Schuster and second by Thompson to recommend to City Council the approval of an Interim Use Permit for Shell Rock River Watershed District with the following conditions:

1. Repairs be made to any damaged paved surface including any public streets, roads, parking lots, or driveways as well as any culverts, curbs, or other aspects of infrastructure.
2. Shoreland restoration to any damaged areas within the shore impact zone of any public or private land is required. This includes stabilization of soils and replanting of vegetation with an appropriate variety of plants/trees at a size similar to those having been removed. All shoreland restoration shall be approved by the city zoning official.
3. The applicant provides easement agreements from all property owners where piping activity will occur.
4. Security and privacy fencing will be provided around the perimeter of the contractor staging area at the Edgewater Park Pavilion site. An opening in the fence is permitted to allow for the necessary movement of the pipe. Fencing will also be provided at the other storage and staging areas including the proposed temporary dock area (see figure 22).
5. Any pipe laid over land will be identified for the duration of the project with flags or similar marking to be visible, particularly while snow is on the ground.
6. Approval must be received by the MPCA for placement of pipe across the landfill site.
7. Approval must be received by the MN DNR Public Waters Permit Program for the placement of pipe on parcel 13.029.0161 as it sits outside city limits in Freeborn County.
8. The pipe crossing at Plaza Street (airport access) must be designed to allow for crossing by farm machinery, dump trucks, and public safety vehicles. This may be accomplished with a rock ramp or a cut in to the road.
9. Written approval shall be required from the city zoning official for any work proposed within any designated floodplain area. The SRRWD will obtain approvals from state and/or federal agencies for pipeline crossing or work within the floodplain or wetlands.
10. Any changes determined by the SRRWD needed within the 36-month period will be brought to the City Engineer who may approve minor changes.
11. Erosion control measures must be planned and implemented for all disturbed soil surfaces in the shoreland areas. These erosion control measures include best management practices typical for sediment and fill areas and access points associated with the project. These erosion control areas must be maintained throughout the duration of the project.
12. To the fullest extent permitted by law, the SRRWD agrees to defend and indemnify the city of Albert Lea, its officers, employees, and volunteers from and against all claims, damages, losses, and expenses resulting from the performance of work under this permit.

Motion passed on a 4-0 voiced vote.

2. Preliminary Plat – Dress Addition

Boeck stated that the purpose of the preliminary plat is to subdivide into a smaller parcel to meet the needs of a potential developer. The preliminary plat meets all the requirements of Chapter 38 of city code.

Schuster opened the hearing to the public at 5:48 p.m.

No one was present to speak.

Schuster closed the hearing to the public at 5:49 p.m.

Motion by Dawson and second by Schuster to recommend to City Council the approval of the Preliminary Plat of Dress Addition.

Motion passed on a 4-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

None.

ADJOURNMENT

Motion by Thompson and second by Schuster to adjourn the meeting at 5:50 p.m. Motion carried.

Cierra Maras, Planning Commission Secretary

Lucas Schuster, Chairman