

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting

March 2, 2021

5:30 pm – ZOOM

Call to order at 5:31 pm by Schuster.

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

MEMBERS ABSENT: Chuck Paczowski.

STAFF PRESENT: Megan Boeck, City Planner and Steve Jahnke, City Engineer/Director of Public Works.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Cunningham and second by Dawson to approve the February 2, 2021 meeting minutes as presented. Motion carried.

PUBLIC HEARINGS

a. Preliminary Plat of Blazing Star No. 1

Schuster opened the hearing to the public at 5:33 pm.

Boeck stated that preliminary plat of Blazing Star No. 1 has been drafted for phase one of a three phase multi-family housing development. Boeck also stated that the Preliminary Plat of Blazing Star No. 1 meets all the requirements of Chapter 53-Subdivisions.

Schuster stated that as the development moves forward he would like to have reviewed parking requirements and needs. Boeck stated that will be reviewed during the building and zoning approvals.

Motion by Anderson and second by Cunningham to recommend approval of Preliminary Plat of Blazing Star No. 1. Motion carried.

Schuster closed the hearing to the public at 5:40 pm.

b. Zoning Amendment from Limited Industrial (I-1) to Planned Development (PD)

Schuster opened the hearing to the public at 5:41 pm.

Boeck stated that Turning Point LLC requests rezoning from Light Industrial (I-1) to Planned Development (PD) for three separate parcels located at 423 Adams Ave. Boeck also stated that the application has plans to rehabilitate the existing structures into housing units. Boeck also stated that one of the main purposes of the PD district is to stimulate opportunities for better housing.

Motion by Cunningham and second by Anderson to approve the request to rezone. Motion carried.

Schuster closed the hearing to the public at 5:48 pm.

c. Interim Use Permit for Verizon Wireless- Temporary Communication Tower

Schuster opened the hearing to the public at 5:49 pm.

Boeck stated that the City of Albert Lea is working to replace the Center Water Tower located at Fountain Street and Newton Ave and that currently, the City is under contract with Verizon Wireless for antenna placement on the existing tower. Boeck also stated that in order to avoid disruption of cellular service while the tower is decommissioned and rebuilt, Verizon has applied for a 120-ft monopole communications tower that will be constructed within a 25'x25' leased area. Lastly, Boeck stated that the temporary tower will be removed and restoration and repairs made within 30-days of completion of the new tower.

Tung Bui, representing the Pieper family at 123 W Clark St, stated that there is an existing tower built for five carriers on the Pieper property and that Verizon was in conversation with the Pieper family to move antennas to that tower and those conversations suddenly ended. Bui also stated that the City should encourage Verizon to relocate to the Pieper tower instead of building a temporary tower.

Rob Viera of Buell Consulting, representing Verizon Wireless, stated that Verizon isn't interest in relocating to the Pieper tower based on the extensive costs that Verizon Wireless would have to incur.

Motion by Dorman and second by Schuster to recommend approval of Interim Use Permit for Verizon Wireless with the following conditions:

- 1) Height of the temporary monopole tower is not to exceed 1350 MSL.
- 2) The temporary monopole is to be removed and restoration/repairs be made to the property within 30-days after completion of the new Central Water Tower.
- 3) The applicant provides a temporary easement agreement to the use for the duration of the interim use permit. Motion carried.

NEW BUSINESS

None.

COMMISSIONER COMMUNICATION

Schuster thank board members for their attendance tonight.

STAFF COMMUNICATION

Boeck introduced Steve Thompson to the Commissioners.

Motion by Cunningham and second by Schuster to adjourn the meeting at 6:21 pm. Motion carried.

Megan Boeck, City Planner

Lucas Schuster, Chairman