

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting

March 7, 2023

5:30 pm – City Center

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

MEMBERS PRESENT

Leon Axtman

Jared Dawson

Matt Dorman

Lucas Schuster, Chair

Rachel Christensen, Ex-Officio

MEMBERS ABSENT

Wyeth Anderson, Vice-Chair

Chuck Paczowski

Steve Thompson

STAFF PRESENT

Megan Boeck, City Planner

APPROVAL OF AGENDA

Motion by Dorman and second by Schuster to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Schuster and second by Dawson to approve the February 7, 2023 meeting minutes as presented. Motion carried.

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

PUBLIC HEARING

a. Plat Amendment of Sky Pilot Park Unit 4 Condominium

Schuster opened the hearing to the public at 5:35 pm

Boeck stated that in 2018, the Preliminary and Final Plat for Sky Pilot Park Unit 4 Condominium was approved by City Council and that the approvals were made upon the condition that rain gardens and landscaping will be established on the site at the time of development of Phase II, the southernmost building shown on the plat.

Additionally, the applicant had dedicated 3-feet of land to Pilot Street right-of-way in order to make Hi Tec Avenue the front yard. However, the 3 feet of land was never deeded to the city and it cannot be transferred via the platting process. Options are to vacate the right-of-way by Resolution or for the property owner to issue a quit claim deed for the described 3 feet.

Boeck explained that the applicants are requesting that their storm water management plan consist of one storm water retention pond and a storm sewer lateral and manhole which are currently in place – removing the requirement of establishing rain gardens at the time of development of Phase II.

Rick Mummert explained that the original plan was to have 3 phases, however, part of the land has since been sold and there will not be a Phase III. He noted that with 0.84 acres of land, the stormwater retention was not required but they still provided it and that having to provide additional retention efforts seems unfair when other recent developments such as Scooters and Subway have not.

Keith Eyler, owner of a unit constructed during Phase I, said there has been no run off issue or erosion. He said the rain gardens rarely have any run off water and that they detract from the aesthetics. He said the rain garden dip in the land is unsightly.

Schuster closed the hearing to the public at 5:50 pm.

Motion by Schuster and second by Dorman to recommend to City Council approval of the text amendment to remove the requirement of establishing rain gardens on site at the time of development of Phase II as well as vacating 3-feet of right-of-way along Pilot Street.

Motion passed on a 4-0 voiced vote.

NEW BUSINESS

None.

COMMISSIONER COMMUNICATION

N/a

STAFF COMMUNICATION

Boeck stated that Chuck Paczowski has been absent for several meetings in a row and that the Board should consider replacing him as a member.

ADJOURNMENT

Motion by Dorman and second by Axtman to adjourn the meeting at 5:51 pm. Motion carried.

Megan Boeck, City Planner

Lucas Schuster, Chairman