

# **MINUTES OF THE ALBERT LEA PLANNING COMMISSION**

Regular Meeting

December 5, 2023

5:30 pm – City Center

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

## **MEMBERS PRESENT**

Wyeth Anderson, Vice-Chair

Leon Axtman

Rachel Christensen, Ex-Officio

Matt Dorman

Matt Maras

Lucas Schuster, Chair

## **MEMBERS ABSENT**

Jared Dawson

Steve Thompson

## **STAFF PRESENT**

Megan Boeck, City Planner

Cierra Maras, Development Services Administrative Assistant

Wayne Sorensen, City Building & Zoning Official

## **APPROVAL OF AGENDA**

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

## **APPROVAL OF MINUTES**

Motion by Anderson and second by Axtman to approve the September 5, 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 HEARINGS

### **1. 2200 9<sup>th</sup> St W – Conditional Use Permit**

Boeck stated that the applicant has applied for a CUP for outdoor events and activities in parking and open areas at the 2200 9<sup>th</sup> St W and 1216 9<sup>th</sup> St W with varying hours of activity. Development standards for Wedgewood Cove were established by ordinance when the property was developed in 2008 as well as a Master Declaration.

Boeck also stated that staff has concern that outdoor events with varying hours of operation may interfere with the harmonization between the two types of land use (residential and commercial aspects) especially considering the lengths at which the Master Declaration goes to protect the peaceful enjoyment of the property.

Maras asked what type of events the applicant was thinking. Boeck stated they are currently thinking of outdoor weddings and wedding dances. She noted that the problem with permitting outdoor events in this way is that it is not defined and does not regulate the type of event being held at the property.

Dorman asked how the conditions on this property differ from a wedding barn that exists on Lake Chapeau. Boeck stated that the property the barn is on is zoned residential so the CUP conditions for outdoor events are limited to residential uses.

### **Schuster opened the hearing to the public at 5:56 pm**

Jerri Baas lives next to the driving range of the golf course and asked if they would be able to have concerts during the day time. Sorensen stated that will be determined in the CUP.

Mary Tuohy lives near the property and expressed her concern about the noise level. She said that with indoor weddings she could hear the music and it was very loud. She worries about noise level if outdoor events are permitted.

Boeck read aloud an email she received from Bruce and Pat Palmer who live near the site: "[we] want to be sure any loud music, noise, etc., does NOT last any later than 10:00. This is a quiet neighborhood and would prefer that it remains that way."

**Schuster closed the hearing to the public at 6:01 pm.**

Motion by Dorman and second by Axtman to recommend to City Council approval and issuance of the Conditional Use Permit at 2200 and 1216 9<sup>th</sup> Street West with the following conditions:

1. Outdoor events be allowed on the properties as applied until 8:00 p.m. on weekdays (Sunday – Thursday) and until 10:00 p.m. on weekends (Friday – Saturday).
2. Outdoor events utilize non-amplified music after 7:00 p.m. any day of the week.
3. No added strobe, disco, or flashing lights be allowed.

Motion passed on a 5-0 voiced vote.

## **NEW BUSINESS**

### **1. Primary Structure Size Limitations**

City staff was asked to look further at the ordinance surrounding size limitations on attached primary structures. They discussed three different properties in the city that have large attached garages with smaller living space.

The commissioners agreed that they did not find the need to limit or restrict primary structure sizes. They noted that there are already lot limitations as well as limits on detached structures.

### **2. Tiny Home Park Discussion**

Boeck stated that tiny homes are growing in popularity and the 2040 Comprehensive Plan Update added tiny homes as a housing goal with high priority. She explained that city staff was asked to identify city owned properties that could potentially be developed in to a tiny home park and the city released an RFP for a property on Front Street with a vision for housing or retail, but could potentially be re-worked to focus specifically on tiny homes. She added that Sec. 50.0025 of city code would need amendment to allow for orderly development of a tiny home park.

Appendix Q of the Minnesota Residential Code is crafted specifically for construction of tiny houses and the city would need to adopt that section to allow development of a tiny home park.

The commission concluded that they would like city staff to pursue the necessary ordinance amendments and recommend adoption of Appendix Q of Minnesota Residential Code.

**COMMISSIONER COMMUNICATION**

None.

**STAFF COMMUNICATION**

None.

**ADJOURNMENT**

Motion by Schuster and second by Maras to adjourn the meeting at 7:13 pm. Motion carried.

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Cierra Maras, Planning Commission Secretary

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Lucas Schuster, Chairman