

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting

July 2, 2024

5:30 pm – City Center

Chairman Lucas Schuster called the meeting to order at 5:31 p.m.

MEMBERS PRESENT

Wyeth Anderson, Vice-Chair

Rachel Christensen, Ex-Officio

Jared Dawson

Matt Dorman

Matt Maras

Lucas Schuster, Chair

MEMBERS ABSENT

Leon Axtman

Steve Thompson

STAFF PRESENT

Megan Boeck, City Planner

Steve Jahnke, City Engineer & Director of Public Works

Cierra Maras, Development Services Administrative Assistant

John Ryther, City Environmental Engineer

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Anderson and second by Schuster to approve the May 7, 2024 meeting minutes as presented. Motion carried.

NEW BUSINESS

1. MPCA Stormwater Updates – John Ryther, City Environmental Engineer

Ryther said the MPCA issued the city a new Construction Stormwater Permit on August 1, 2023. He explained that the MPCA expects local authorities to review and update their ordinance within 1 year

of issuance of the new 5-year permit cycle. He said the local ordinance shall be equal to or more restrictive than MPCA rules, but may not be less restrictive. He noted the last time Albert Lea updated their rules was in 2022. Ryther said there are amendments to four ordinance sections.

PUBLIC HEARINGS

2. Amending Section 50.1036. – Stormwater management procedures.

Ryther said this amendment includes changes to the application process in which property owners have seven days to amend the SWPPP if there is a change in design, operation, maintenance, or if weather and seasonal conditions have a significant impact on the discharge of pollutants to surface or ground waters.

3. Amending Section 50.1038. – Permanent stormwater management requirements.

Ryther said this amendment adds the requirements that the SWPPP document must detail that at least three feet of the soil above where seasonally saturated soils or bedrock must consist of undisturbed soils.

4. Amending Section 50.1039. – Construction site erosion prevention and sediment control requirements.

Ryther said this amendment adds the requirement that temporary soil stockpiles on construction sites must have an effective perimeter in place prior to commencing stockpiling activities. In addition, all dewatering discharges must be inspected and photographed at the beginning and once every four hours during operations.

5. Amending Section 50.1040. – Small construction sites.

Ryther said this amendment adds the requirement that all stockpiles on small construction sites have an effective perimeter control in place prior to commencing stockpiling activities.

Schuster opened the hearing to the public at 5:43 p.m.

No one was present to speak.

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

Motion by Anderson and second by Dorman to recommend to City Council approval the ordinance amendments to Sec 50.1036 – Stormwater management procedures.

Motion passed on a 5-0 voiced vote.

Motion by Maras and second by Dorman to recommend to City Council approval the ordinance amendments to Sec 50.1038 – Permanent stormwater management requirements.

Motion passed on a 5-0 voiced vote.

Motion by Dorman and second by Schuster to recommend to City Council approval the ordinance amendments to Sec 50.1039 – Construction site erosion prevention and sediment control requirements.

Motion passed on a 5-0 voiced vote.

Motion by Anderson and second by Schuster to recommend to City Council approval the ordinance amendments to Sec 50.1040 – Small construction sites.

Motion passed on a 5-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

1. Office of Cannabis Management – Updated Website and Model Ordinance

Boeck explained that the state came out with an updated website and model ordinance for cities to use. She noted cities have waited several months for the state to provide more information – specifically a model ordinance. Boeck noted that it makes sense to match with the model that is being provided and city staff is reviewing the model ordinance to edit for our city code.

ADJOURNMENT

Motion by Dorman and second by Maras to adjourn the meeting at 5:56 p.m. Motion carried.

Cierra Maras, Planning Commission Secretary

Lucas Schuster, Chairman