

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting
December 3, 2024
5:30 pm – City Center

Vice chairman Wyeth Anderson called the meeting to order at 5:32 p.m.

MEMBERS PRESENT

Wyeth Anderson, Vice-Chair
Leon Axtman
Rachel Christensen, Ex-Officio
Matt Dorman
Matt Maras

MEMBERS ABSENT

Jared Dawson
Lucas Schuster, Chair
Steve Thompson

STAFF PRESENT

Megan Boeck, City Planner

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Maras and second by Axtman to approve the July 2, 2024 meeting minutes and the August 20, 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. Registered Land Survey No. 17 – Eagles Rest

Boeck stated that the purpose of the Registered Land Survey is to subdivide the property into four separate tracts of land to allow for future development. Tract A and B is buildable land and will likely

be sold to a housing developer. Tract C and D are wetlands and will remain in the possession of the SRRWD for retention efforts. Boeck also stated that future platting of lots and blocks, proper roadways, and park dedication will be required upon the sale and development of Tract A and B.

Anderson opened the hearing to the public at 5:34 p.m.

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

Motion by Dorman and second by Maras to recommend to City Council the approval of Registered Land Survey No. 17.

Motion passed on a 4-0 voiced vote.

2. Preliminary and Final Plat – Blazing Star No. 2

Boeck stated that the Blazing Star property is a large 33-acre parcel previously home to Farmstead/Wilson Foods and that the layouts of the lots and blocks are largely based on the areas of contamination, grade of property, and the desires of potential developers. Boeck also stated that both outlot A and B are platted as outlots due to the flood plain and the likelihood of those areas remaining parks and/or open space. Lastly, Boeck stated that the railroad crossing is also platted as an outlot until such time the railroad is willing to sign off on a ROW access or crossing.

Anderson opened the hearing to the public at 5:49 p.m.

Anderson closed the hearing to the public at 6:01 p.m.

Motion by Anderson and second by Maras to recommend to City Council the approval of the Preliminary and Final Plat of Blazing Star No. 2.

Motion passed on a 4-0 voiced vote.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

Boeck stated that the proposed ordinance amendments that were advertised in a public hearing notice were removed from the agenda due to incompleteness.

ADJOURNMENT

Motion by Dorman and second by Axtman to adjourn the meeting at 6:06 p.m. Motion carried.

Megan Boeck, City Planner

Wyeth Anderson, Vice-Chair