

OTSEGO PLANNING COMMISSION MEETING
OTSEGO CITY HALL
September 8, 2020
7:00 PM

Call to Order.

Chair Offerman called the meeting to order at 7:00 PM.

Roll Call: Chair: Alan Offerman; Commissioners: Charles Foster, Vern Heidner, David Thompson; Present via teleconference: Pam Black and Richard Nichols Absent: Aaron Stritesky, Jim Kolles; Present: City Council: CM Tom Darkenwald. City Staff: City Planner Daniel Licht and City Deputy Clerk Bethany Benting.

1. Announcements:

City Planner Licht stated that Commissioners Black and Nichols are participating via teleconference in accordance with Minnesota Statute 13D.015.

City Planner Licht stated that there are handouts for the Commissioners regarding Item 3.1

2. Consider the following minutes:

2.1 Planning Commission August 17, 2020.

Commissioner Thompson motioned to approve the minutes as written. Seconded by Commissioner Heidner. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Nichols, Black. Those opposed; None. Motion carried. 6-0

3. Public Hearing Items:

3.1 Harpster

A. Variance for A-1 District density.

City Planner Licht presented the Planning Report.

Applicant was not present.

Chair Offerman opened the Public Hearing at 7:06 PM.

Earl Schulenburg, 6276 Rawlings Ave, owns the river property adjacent to the subject site and stated that the property does not have rights to use the existing driveway on his property from CSAH 42.

Chair Offerman closed the Public Hearing at 7:09 PM.

Commissioner Thompson motioned to recommend City Council approval of a variance subdividing PID 118-500-364200, subject to the revised conditions as stated in the report. Seconded by Commissioner Heidner. Those for; Offerman, Foster, Heidner, Thompson, Nichols, Black. Those opposed; None. Motion carried. 6-0

3.2 City of Otsego- Water Tower #4

A. Zoning Map amendment rezoning from A-1 District to INS District.

B. CUP for lot area within INS District.

City Planner Licht presented the Planning Report.

Chair Offerman opened the Public Hearing at 7:13 PM.

Thomas Kohlen, 13108 70th St NE, asked what the impact will be on the local area. Asking if this affect property value in the area. City Planner Licht explained the provisions of the Comprehensive Plan regarding the timing of development and land use. Mr. Kohlen also asked if cell phone towers or sirens would be placed on the water tower. City Planner Licht explained that City has the capability adding antennas to the water tower and encourages to minimize freestanding cell towers. The City has installed tornado sirens to cover all areas of the City.

Chair Offerman closed the Public Hearing at 7:17 PM.

Commissioner Nichols asked about the construction date. City Planner Licht said Spring 2021.

The Commissioners had a discussion about water tower sizes and design. Commissioner Thompson noted there is a St. Cloud water tower at I-94 and CSAH 75 that is very attractive.

Commissioner Foster asked how many more water towers the City plans on building. City Planner Licht said the Water Master Plan outlines a need for 6 water towers.

Commissioner Thompson motioned to approve a Zoning Map amendment and conditional use permit for the purpose of acquiring property for construction of Water Tower #4 based on a finding that the action is consistent with the Comprehensive Plan. Seconded by Commissioner Foster. Those for; Offerman, Foster, Heidner, Thompson, Nichols, Black. Those opposed; None. Motion carried. 6-0

4. Non-Public Hearing Items.

4.1 City of Otsego- Multiple Family Housing Study

City Planner Licht presented the Planning Report.

Commissioner Thompson asked if there are any proposals for multiple family housing that may come forward. City Planner Licht said the only current proposal staff has discussed with a developer is Site #10.

Chair Offerman asked what is Otsego planning for in terms of a percentage of multiple family units? Are we trying to match a certain community? City Planner Licht said that the goal of Planning Commission has always been for single family homes but that a housing options are needed for residents and economic development. City Planner Licht summarized the past discussion of the Planning Commission to be a consensus of not more than 10 percent multiple family dwelling units.

Commissioner Thompson commented the correlation to crime rates to population density based on information he researched on Google for area communities.

Commissioner Heidner appreciates the work that has gone into the study and complimented City Staff.

City Planner Licht explained that the study would limit areas for potential multiple family housing to areas the City want to see developed long term. City Planner Licht further explained that the timing for development would be controlled by the City through zoning and subdivision application review processes.

Commissioner Heidner motioned to recommend City Council approval of the Multiple Family Housing study and initiate implementation of the recommendations outlined therein. Seconded by Commissioner Foster. Those for; Offerman, Foster, Heidner, Thompson, Nichols, Black. Those opposed; None. Motion carried. 6-0

5. Update on City Council actions.

CM Darkenwald updated the Planning Commission on recent City Council actions.

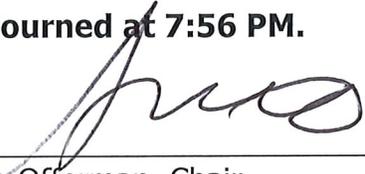
6. Update on future Planning Commission Agenda items.

City Planner Licht updated the commissioners on possible future agenda items.

7. Adjourn.

Commissioner Thompson motioned to adjourn. Seconded by Commissioner Foster. Roll Call: Those for; Offerman, Foster, Heidner, Thompson, Nichols, Black. Those opposed; None. Motion carried. 6-0

Adjourned at 7:56 PM.



Alan Offerman, Chair

ATTEST: Bethany J. Bentz
Bethany Benting, Deputy Clerk