

**CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD**

*May 1, 2018 - 5:30 p.m.
City Council Chambers*

AGENDA

A. CALL TO ORDER AND ROLL CALL

B. APPROVAL OF THE AGENDA

C. APPROVAL OF MINUTES

1. PC Minutes from April 11, 2018

D. PUBLIC HEARINGS

E. NEW BUSINESS

1. Proposal to convey public property – 201 Broadway Ave S

F. OLD BUSINESS

G. COMMISSIONER COMMUNICATIONS

H. STAFF COMMUNICATIONS

I. ADJOURNMENT

CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

*April 11, 2018 - 5:30 pm
City Center – Council Chambers*

Members Present

Colby Cunningham
Rick Mummert, Chair
Thayne Nordland
Pam Schmidt
Jason Willner, Vice-Chair

Members Absent

Larry Baker, Ex-Officio
Tim Samuelson

Staff in Attendance

Wyeth Anderson, City Intern
Cierra Maras, Fire & Inspection Administrative Assistant
Molly Patterson-Lundgren, City Planner

Interested Parties

None

Planning Commission Chair, Rick Mummert, called the meeting to order at 5:30 p.m.

Approval of the Agenda

Nordland made a motion to approve the agenda and Willner seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes

Schmidt made a motion to approve the minutes from March 15, 2018. Cunningham seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearings

Staff report and PowerPoint prepared by Molly Patterson-Lundgren, Planner WSB & Associates, Inc. and an audio recording of this meeting become part of these minutes by reference.

1. Amendments to Zoning Code Section 74-870, F-2 Floodplain District, Flood Fringe

Patterson-Lundgren presented a slideshow to the Commission describing the different Flood Plain Zoning and how they work. She explained the F-1 Floodway regulations and building restrictions the City has in place as well as the F-2 Flood Fringe Zone regulations.

Patterson-Lundgren proposed to the Commission reorganization of the floodplain standards and allowing limited development within the Flood Fringe zone as allowed under State and Federal law.

Mummert opened the public hearing at 6:18 p.m. He called three times, no one was present to speak. Mummert closed the public hearing at 6:19.

Nordland made a motion, seconded by Schmidt, to recommend to City Council the proposed amendments to Sec. 74-870 to allow limited development within the Flood Fringe zone. The motion passed on a 5-0 voiced vote.

Old Business

None

Commissioner Communications

None

Staff Communications

Anderson commented on how nice of a tool Beacon is and how helpful it can be, noting that many people may not know it exists. Patterson-Lundgren thanked Anderson for his work during his internship. Maras informed the Commission that Cunningham has joined the Board of Appeals and thanked him.

Adjournment

The meeting was adjourned at 6:23 p.m. The motion to adjourn was made by Cunningham and seconded by Nordland. The motion to adjourn was approved unanimously on a voice vote.

Respectfully submitted,

Cierra Maras
Planning Commission Secretary

Rick Mummert
Chair, Planning Commission



Memorandum

To: *Albert Lea Planning Commission*

From: *Molly Patterson-Lundgren, Planner*

Date: *May 1st 2018*

Re: *Proposal to convey public property*

Background/Analysis:

MN State Statute 462.356 states the following:

Subd. 2. **Compliance with plan.**

After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, **no publicly owned interest in real property within the municipality shall be acquired or disposed of**, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the **municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.** Failure of the planning agency to report on the proposal within 45 days after such a reference, or such other period as may be designated by the governing body shall be deemed to have satisfied the requirements of this subdivision. The governing body may, by resolution adopted by two-thirds vote dispense with the requirements of this subdivision when in its judgment it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive municipal plan.

In accordance with state statute, the city is asking the Planning Commission to review the consistency of a property sale with the adopted Comprehensive Plan. The proposed project consists of selling portions of 201 Broadway Ave South, The Freeborn Bank Building. The proposed project consists of separating through a Common Interest Community (CIC) plat the first floor of the bank building and selling to a business. They propose to use the main floor of the building for growth of their existing business.

The comprehensive plan contains goals and policy statements throughout that encourage the reuse of historic buildings in the downtown. On page 5, the plan introduction, discusses the downtown and states, "...the community has found the need to invest in some of its treasures, to maintain their basic integrity, to preserve their presence for the benefit of the community, and to entice private investment to this part of the community." Next to this statement is a photo of the bank building.

The following goals from the land use plan (Chapter 3, Community Patterns) which are specified for the downtown area also apply:

- G1 Establish a sense of vibrancy, ownership and critical mass that promotes active use and upkeep of downtown
- G2 Enhance the pedestrian experiences within downtown
- G3 Embrace history and tourism as an economic development tool
- G4 Expand the function of downtown to include the full mix of uses

Specifically related to the proposal, the following policies in the comp plan apply:

- *2.12 Encourage redevelopment efforts to retain iconic elements of downtown, whether they are preserving long time establishments, key design/identity features or historical resources.*

The project being discussed is referred to as “adaptive reuse”. The idea that a building constructed for one use (in this case a bank and upper floor offices) is adapted to allow different, sometimes more modern uses (a software company). Adaptive reuse is a common tool in historic preservation and economic redevelopment for older developed areas. Along with the Comprehensive Plan, additional City policies have supported this practice including those overseen by the Heritage Preservation Commission in downtown historic preservation efforts.

Recommended Motion:

Staff recommends that the Planning Commission **find the proposal, to dispose of a portion of (through sale of space within) 201 South Broadway, consistent with the comprehensive plan, based on the following findings:**

- 1) The proposed condominiumization and sale of a portion of the building will allow for growth of business in the historic downtown bringing more individuals into the district thereby adding to the vibrancy of the area;
- 2) The retaining by the City of a portion of the building (including the exterior façade) will allow for the city to continue to control the preservation of elements of the building which are historically significant and add to the unique character of the downtown district;
- 3) The proposal to sell a portion of the building will allow both private investment in the district and in this significant building and also for the City to continue to protect the public investment already made into this building.