

CITY OF ALBERT LEA  
PLANNING COMMISSION  
ADVISORY BOARD  
MEETING MINUTES

*April 2, 2019 - 5:30 pm  
City Center – Council Chambers*

**Members Present**

Wyeth Anderson  
Larry Baker, Ex-Officio  
Colby Cunningham  
Brian Hensley  
Rick Mummert, Chair  
Chuck Paczowski  
Tim Samuelson, Vice Chair

**Members Absent**

Jason Willner

**Staff in Attendance**

Wayne Sorensen, Building/Zoning Administrator  
Cierra Maras, Fire & Inspection Administrative Assistant

**Interested Parties**

Nick Hanke

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

**Approval of the Agenda**

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

**Approval of Minutes**

Mummert made a motion to approve the minutes from November 7, 2018. Cunningham seconded the motion. The minutes were approved unanimously on a voice vote.

Hensley made a motion to approve the minutes from March 5, 2019. Mummer seconded the motion. The minutes were approved unanimously on a voice vote.

## Public Hearings

### 1. Preliminary Plat of portions of Chapeau Shores Sixth Addition

Staff report and PowerPoint presentation prepared by Wayne Sorensen, Building/Zoning Administrator, as well as an audio recording of this meeting become part of these minutes by reference.

Nicolas Hanke has applied to replat lots 1, 2, 3, and 8-14 Block 2, Lot 2 Block 3, Lots 1-4 Block 4, and Lots 1-3 Block 5 Chapeau Shores Sixth Addition. A street vacation has been applied for as part of the process. The street vacation includes Brandon Drive and Angela Avenue. All of the proposed lots in this replat meet the lot area requirements and provide ample room to allow for the setbacks and lot coverage as required for principal structures.

Mummert asked if the new/reconfigured lots would apply to the tax abatement program if constructed on. Sorensen explained that once the lots are ready to be built on, the requirement for road construction would be triggered therefore it could be a bit longer process and the abatement program may not be applicable at that point.

Mummert opened the public hearing at 5:48 p.m. No one was present to speak. After calling for public comment three times, the public hearing was closed at 5:49 p.m.

Sorensen noted that City staff and the applicant will work together to review and update the development agreement before the proposal goes to City Council.

Hensley made a motion, seconded by Samuelson, to recommend to City Council the approval of the preliminary plat for the replat of Lots 1, 2, 3, and 8-14 Block 2, Lot 2 Block 3, Lots 1-4 Block 4, and Lots 1-3 Block 5 Chapeau Shores Sixth Addition along with an updated development agreement detailing site work completed previously and site work required to be completed in the future.

The following Findings of Fact support this recommended approval:

The proposed lot and block layout meets the minimum standards per City Code Chapters 54 and 74 for properties in the R-1 Zoning District.

1. There are no sidewalks currently in the vicinity of the property being platted and the area is not a priority for the addition of sidewalks or trails at this time. In the opinion of the Planning Commission, sidewalks are not necessary on this property to protect the safety of pedestrians.
2. Park land dedication was submitted previously to the City as a fee in lieu of land when this property was platted in 2000.
3. Hanke Drive and Christine Avenue as platted provide adequate access to the existing and new lots.
4. The preliminary and final plats provide both immediate and long term stormwater management meeting current requirements of the City.

5. An updated development agreement between the City and the Developer will address in more detail public infrastructure previously constructed and that which needs to be provided by the developer in the future.

The motion passed unanimously on a voice vote.

### **New Business**

1. Final Plat of portions of Chapeau Shores Sixth Addition

Cunningham made a motion, seconded by Hensley, to recommend to City Council the approval of the final plat for the replat of Lots 1, 2, 3, and 8-14 Block 2, Lot 2 Block 3, Lots 1-4 Block 4, and Lots 1-3 Block 5 Chapeau Shores Sixth Addition.

The following Findings of Fact support this recommended approval:

1. The final plat conforms to the preliminary plat.
2. The plat conforms to the design standards set forth in Chapter 54 of City Code.
3. The plat conforms to the adopted comprehensive plan.
4. The plat is in accordance with all requirements and laws of the state.

The motion passed unanimously on a voice vote.

2. Proposed amendments to City Code Article V. "Off Street Parking and Loading Facilities

City staff has been reviewing changes to City Code in Section 74-1050. Proposed changes are indicated in the April 2, 2019 Planning Commission Packet. The Commission had discussion on different locations around the City that this could affect. Sorensen noted that these changes are being tabled until a public hearing is held.

### **Old Business**

None

### **Commissioner Communications**

None

### **Staff Communications**

None

**Adjournment**

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

Respectfully submitted,

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Cierra Maras  
Planning Commission Secretary

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Rick Mummert  
Chair, Planning Commission