

MINUTES OF THE ALBERT LEA PLANNING COMMISSION

Regular Meeting

September 1, 2020

5:30 pm – City Hall, Council Chambers

Call to order at 5:47 pm by Vice Chairman Anderson.

MEMBERS PRESENT: Colby Cunningham, Lucas Schuster, Wyeth Anderson, Jared Dawson and Larry Baker.

MEMBERS ABSENT: None.

STAFF PRESENT: Megan Boeck, City Planner.

APPROVAL OF AGENDA

A motion was made by Dawson and second by Cunningham to approve the agenda. Motion carried.

APPROVAL OF MINUTES

A motion was made by Schuster and second by Dawson to approve the June 4, 2020 meeting minutes as presented. Motion carried.

NEW BUSINESS- Public Hearings Ordinance Amendments

Chapter 54, Article 1, Section 54-9 Division and Consolidation of Lots of Record

Vice Chair Anderson opened the hearing to the public at 6:00 pm.

Boeck stated that staff is continuing to improve and clarify ordinances and is proposing four separate zoning amendments. Boeck also stated that Section 54-9 addresses lot combinations and divisions and that right now the process is lengthy and costly even though state statute allows the division and consolidation of land to be done administratively which is also staff's recommendation.

Chapter 74, Article 1, Section 74-18 Accessory, Buildings, Fences and Site Appurtenances

Boeck stated that staff recently noticed a scrivener's error that states the setback for an accessory structure is five feet from the center of an alley and instead it should be worded that the setback for an accessory structure is five feet from the alley's edge.

Chapter 74, Article III, Section 74-256 Off-Street Parking and Loading

Boeck stated that this ordinance adds a hammerhead parking option, instead of just a flare, for properties in R-1 zones. Boeck also stated that it will benefit

properties that sit along Bridge Ave and need a way to pull out instead of back out onto that street.

Chapter 74, Article III, Section 74-982 Districts

Staff discovered that currently tattoo parlors are listed as a prohibited use in DCD zones and that not long ago a tattoo parlor was permitted along Newton Ave S. Boeck also stated that she researched the findings for prohibiting that use when the DCD was created and didn't find any specific reasoning.

Vice Chair Anderson asked for comments from the commission and hearing none closed the hearing to the public.

Motion by Schuster and second by Dawson to approve the ordinance amendments as presented. Motion carried.

Public Hearing- Request to Rezone Property at 300 N 10th Ave

Vice Chair Anderson opening the hearing to the public at 5:50 pm.

Boeck stated that 300 N 10th Ave sits along highway 13 in a small B-2 zone and that the current use of the property is residential and has been in existence as such for many years. Boeck also stated because of the difference in use vs. zoning the new property owners are to expand the existing house and garage because a legal non-conformity exists. Lastly, Boeck stated that staff supports the request for re-zoning due to its long standing use as a residential property.

Vice Chair Anderson asked for comments from the commission and hearing none closed the hearing to the public.

Motion by Cunningham and second by Schuster to approve the property rezone as requested. Motion carried.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

Boeck stated she plans to further discuss ordinance amendments at the October Planning Commission meeting.

Motion by Cunningham and second by Dawson to adjourn the meeting at 6:17 pm. Motion carried.

Megan Boeck, City Planner

Jason Willner, Chairman