

Pursuant to due call and notice thereof a meeting of the Planning Commission in and for the City of Albany, Stearns County, Minnesota, was called to order by Chairman Todd Horton at 7:00 o'clock in the evening on Thursday, August 20, 2020, in the Council Room at 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Jon Stueve and Joseph Wedel. Allison Dudek and Will Seiler were absent. Councilor Adam Rushmeyer, Liaison, and Sue Dege, City Attorney, were present for the meeting.

Chairman Todd Horton called for any additions or corrections to the minutes of February 13, 2020 and hearing none declared them approved.

Mr. Schneider informed the board the City purchased approximately 11,526 square feet of excess railbank property in the amount of \$14,400 from the Minnesota Department of Transportation (MnDOT) directly south of the former Gas Service property at 21825 County Road 54 now owned by Bryan D. Schiffler, Albany, MN. Mr. Schneider recommended the property be sold to Mr. Schiffler for the same purchase price including miscellaneous fees. Mr. Stueve questioned if the property will be annexed to the City. Mr. Schneider noted Mr. Schiffler will redevelop the property in the future and does not object to annexation being municipal water and sewer services are located in the right of way adjacent to the property. Mr. Schneider also noted annexation within one-year will be required and included in the purchase agreement. After due discussion, a motion was made by Chairman Todd Horton and seconded by Joseph Wedel to recommend to the Council to enter into a purchase agreement with Mr. Schiffler to sell the said property in the amount of \$14,400 plus any miscellaneous fees including annexation of the property. All voted for the motion and it carried.

Mr. Schneider also informed the board the Albany Golf Club, Inc., has agreed to purchase a vacant lot adjacent to number one tee owned by Mother of Mercy Campus of Care parcel number 40.25050.0000 (0.23 acres+/-) in the amount of \$15,000. Mr. Schneider noted the 2021 estimated market value is \$12,800 and the lot is landlocked with no access to a public street/utility. Mr. Schneider noted the course is owned by the City and the City will purchase the property on behalf of the club with the club reimbursing the City over time. Mr. Schneider informed the board the additional property will be improved to include storage for rental carts, patio furniture, and/or expansion of the area around number one tee box. After due discussion, a motion was made by Jon Stueve and seconded by Joseph Wedel to recommend to the Council to purchase the property from Mother of Mercy Campus of Care. All voted for the motion and it carried.

Mr. Schneider also informed the board there are a limited number of one-acre lots or greater in the City and many are developed; whereby would the board consider a zoning ordinance amendment to allow a property owner to construct a detached garage in front of their home being Section 80.05, Subd. 2(b-7) prohibits an accessory structure from being constructed in the front yard in a residential district. Mr. Stueve noted the property owner should apply for a variance to allow the board to take each request on a case by case basis. Ms. Dege informed the board she concurred with Mr. Stueve the variance process would be the correct route to take for the property owner.

Chairman Todd Horton adjourned the meeting at 7:20 PM.

Tom Schneider  
Clerk/Adm.