

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 Adam Rushmeyer at 6:30 o'clock in the evening on Thursday, August 9, 2018, in the Council Room at 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Todd Horton, Jon Stueve, and Joseph Wedel. Will Seiler was absent. Councilor Jack Evens, City Councilor, was present for the meeting. Councilor Al Amdahl, Planning Commission Liaison, was absent for the meeting.

Chairman Adam Rushmeyer called for any additions or corrections to the minutes of June 28, 2018, and hearing none declared them approved.

Greg and Sue Ramler, 601 Railroad Avenue, were present for the meeting.

Pursuant to due notice, at 6:32 PM, Chairman Adam Rushmeyer called the public hearing into session on a request by G and S Ramler Holdings, LLC, 601 Railroad Avenue, Albany, MN for a Conditional Use Permit (Section 80.21, Exterior Material Requirements) to consider an exterior building design alternative in a C1-Core Commercial District. A proper notice was published in the Albany Enterprise on July 25th and no written comments were received. Mr. Ramler appeared before the Board to inform the Board that he recently purchased the commercial building and is planning the following exterior improvements to the west wall of the building:

- Hardy Plank exterior siding and trim to match the red brick and grey granite corner features on the south side of the building.
- Add four new window openings to the 1<sup>st</sup> floor.
- Add one new window opening to the 2<sup>nd</sup> floor.
- Hardy Plank exterior siding to cover painted plywood in window openings on east side of building (2<sup>nd</sup> floor).
- Install three new garage doors.
- Hardy Plank exterior siding on garage attached to rear of building.
- New roof.

Mr. Ramler noted that the existing yellow brick on the west side of the building is in poor condition, appearance of black staining, areas of discoloration in addition to it being difficult to find similar color brick to replace several deteriorated bricks due to the age of the existing brick. Mr. Ramler noted that the wall is solid brick with no insulation and insulation would be added to improve HVAC efficiency. Mr. Ramler also noted that he spoke to Rick Odenthal, President of the Central Mn Credit Union, the adjacent business, who did not have any objection to his proposed exterior improvements. Chairman Adam Rushmeyer noted that the City has an interest in maintaining the historical features of the buildings on mainstreet, but in this case the proposed improvements are probably the best-case scenario for the building. Mr. Schneider noted that years ago the west wall abutted a two-story building which said building was demolished or razed in 2004 to make way for a parking lot for the Central Mn Credit Union. Mr. Horton noted that the exterior improvement is for the west side of the building and not the front facing a street. Chairman Adam Rushmeyer closed the public hearing at 6:45PM. After due discussion, a motion was made by Jon Stueve and seconded by Joseph Wedel to recommend to the Council that the request by G and S Ramler Holdings, LLC, 601 Railroad Avenue, Albany, MN for a Conditional Use Permit (Section 80.21, Exterior Material Requirements) to consider an exterior building design alternative in a C1-Core Commercial District be approved as follows:

- Hardy Plank exterior siding and trim to match the red brick and grey granite corner features on the south side of the building.
- Add four new window openings to the 1<sup>st</sup> floor.
- Add one new window opening to the 2<sup>nd</sup> floor.
- Hardy Plank exterior siding to cover painted plywood in window openings on east side of building (2<sup>nd</sup> floor).
- Install three new garage doors.
- Hardy Plank exterior siding on garage attached to rear of building.

- New roof.

All voted for the motion and it carried.

Chairman Adam Rushmeyer adjourned the meeting at 6:55 PM.

Tom Schneider  
Clerk/Adm.