

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 Bill Scepaniak at 6:30 o'clock in the evening on Wednesday, May 10, 2023, at City Hall, 400 Railroad Avenue for the said City.

Other Planning Commission members present for the meeting were: Allison Dudek, Joseph Wedel, Todd Horton, and Nathan Ronning. None were absent. Councilor Adam Rushmeyer, Liaison, was also present at the meeting.

Chairman Bill Scepaniak called for any additions or corrections to the minutes of April 13th and hearing none declared them approved.

Jeremey Mathiasen, city engineer with the firm of Stantec, Inc., and Bryan Schiffler, Lucky of Albany, LLC, was present for the meeting.

Todd Tolifson, Manager/Estimator/Sales, Rose City Canopy & Sign, Eagle Bend, MN, appeared before the commission to discuss the design and specifications of electronic display signs used by many businesses throughout the area and country. Mr. Schneider informed the commission Section 80.11, Subdivision 22.b.1 regulates changeable electronic copy signs located in the C-1, Public, M-1, and M-2 zoning districts not to exceed 25% of the maximum allowable sign area and Section 80.11, Subd. 22 b-2 regulates the same aforementioned sign in the C-2 and C-3 zoning districts not to exceed 60% of the maximum allowable sign area which both regulations require property owners to oversize an existing sign which potentially could become a structural problem not knowing if the appropriate footings are capable of supporting the additional weight. Chairman Bill Scepaniak, with the consensus of the commission, thanked Mr. Tolifson for attending the meeting and noted a zoning amendment may be considered in the future, but no action is required at this time.

Pursuant to due notice, Chairman Bill Scepaniak called the public hearing into session at 6:55 o'clock in the evening on a request by Bryan Schiffler, 34596 225th Avenue, Albany, MN, the developer, to approve a preliminary and final plat named High Pressure Park and an amendment to Ordinance 80, Zoning Map, designation of annexed property in August 2022 to be C3, Highway Commercial District. A proper notice was published in the Star Post on April 26th and no written comments were received. Mr. Mathiasen appeared before the commission to present his comments regarding the review of the preliminary plat, final plat, development agreement, and preliminary plans for sanitary sewer, watermain, storm sewer and streets. Mr. Mathiasen noted the improvements will be constructed privately; whereby the ownership and maintenance of the roadway to be constructed within an easement, a private street named "High Pressure Drive" will be the responsibility of the developer and the city will become the owner of the water and sewer mains. Mr. Mathiasen noted his engineering firm will provide on-site inspection to be paid for by the developer and other related fees outlined in the developer agreement. Mr. Mathiasen also noted the developer will obtain all the necessary permits for the improvements. Mr. Schiffler questioned the need for streetlights being buildings constructed will have exterior lighting and the roadway is a private drive. Mr. Schiffler also questioned why he is required to pay for past construction of existing water and sewer mains along 225th Avenue which abuts wetlands or undevelopable property. Mr. Mathiasen noted as per Subdivision Ordinance 81, the general rule requires property owners to extend improvements which includes utilities to the edge of new plats regardless of wetlands or undevelopable property. Mr. Ronning noted he would not require streetlights being the roadway is a private drive and not really knowing where any future driveways may be located. Mr. Schneider informed the commission the Mn Supreme Court is ruling whether or not a city may charge a park dedication fee for new commercial, industrial plats because there is really no direct need for a park like residential developments. Mr. Schneider noted the ruling may be decided sometime late summer and if no park fee can be charged the developer will be reimbursed at that time. Chairman Bill Scepaniak closed the public hearing at 7:25PM. After due discussion, a motion was made by Joseph Wedel and seconded by Todd Horton the request by Bryan Schiffler, 34596 225th Avenue, Albany, MN, the developer, to approve a preliminary and final plat named High Pressure Park and an amendment to Ordinance 80, Zoning Map, designation of annexed property in August 2022 to be C3, Highway Commercial District, be approved contingent upon the following:

- Preliminary plat
- Final plat names High Pressure Park

- City Engineer comments
- Developer's Agreement between the city of Albany and Lucky of Albany, LLC
- No streetlights to be located on the private drive.
- The property shall be zoned C-3, Highway Commercial District as per the Orderly Annexation Agreement between the city of Albany and Albany Township dated August 1, 2022.

All voted for the motion and it carried.

Mr. Mathiasen presented to the commission a Capital Improvement Plan map that had been reviewed by the council identifying several streets west of 8th Street between Railroad Avenue and Forest Avenue, including 14th Street to be reconstructed (roadways/utilities) in the future. Mr. Mathiasen noted the council authorized his engineering firm to prepare a preliminary engineering report for the aforementioned streets which will be presented to the council near the end of the year. Mr. Schneider noted the city was advised by the financial consultant to delay moving forward with any capital improvement projects for the next few years until the total city debt from past improvement projects can be reduced.

Ms. Dudek questioned if any plans are to replant trees in North Park that have been removed for the park improvements and/or removed due to recent weather events. Mr. Schneider noted the city has talked about replanting new trees, but no formal action has been taken. Mr. Schneider provided an update to the commission on the park improvements for Phase I.

A motion was made by Joseph Wedel and seconded by Todd Horton to adjourn the meeting at 7:40 PM. All voted for the motion and it carried.

Tom Schneider
Clerk/Adm.