

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, May 31, 2018, in the Council Room at 400 Railroad Avenue for the said City.

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

Chairman Adam Rushmeyer called for any additions or corrections to the minutes of May 14, 2018, and hearing none declared them approved.

Councilor Keith Heitzman, Lenore Lemke, CentraCare Health Construction Project Manager, Jeremy Mathiasen, the City Engineer with Stantec, Inc., St. Cloud, MN, and John Mathews, Attorney, on behalf of CentraCare Health, law firm of Gray Plant Moody, St. Cloud, MN, were present for the meeting.

Pursuant to due notice, at 6:33 PM, Chairman Adam Rushmeyer called the public hearing into session on a request by Albany Clinic Property, LLC, 30 Railroad Avenue, for the following:

- a. Preliminary and Final Plat named Railroad Avenue Redevelopment.
- b. Rezone the property from Industrial (M1) to Core Commercial (C1).
- c. Amend the Comprehensive Plan Land Use Map from Industrial to Commercial.

A proper notice was published in the Albany Enterprise on May 16th and no written comments were received. Ms. Lemke appeared before the Board to update the Board on the progress of the construction of a new medical clinic (18,000+/- sq.ft.) at the former MasterMark Plastics manufacturing site, 30 Railroad Avenue. Mr. Mathiasen presented to the Board his review and comments regarding the civil drawings submitted by Westwood Engineering, St. Cloud, MN, and noted many of his concerns have been or will be addressed at the time a building permit application is received. Mr. Mathiasen noted that a storm water holding pond will be constructed on the east side of the property which will reduce the amount of runoff and volume of water entering the South Two Rivers River on the golf course south of the clinic site. Mr. Schneider informed the Board that the present zoning and land use map in the comprehensive plan is industrial and had no objection to rezone the property from industrial to commercial (C1) being the property west of the site on Railroad Avenue is already commercial. Mr. Schneider noted that zoning regulations related to signage, landscaping, parking, and downcast lighting will meet the zoning requirements at the time the building permit application is submitted. Bryan Schiffler, owner of the Albany Chrysler Center, Albany, appeared before the Board to question if the proposed future roundabout at the intersection of 1st Street and Railroad Avenue (State HWY 238) can be shifted to the center of the said intersection rather than the proposed location which is shown northwest of said intersection. Mr. Schiffler recommended that CentraCare acquire Albany Oil Company, a business adjacent to their property, to allow a roundabout to be constructed in the middle of the intersection to improve vehicle access and accommodate future increase in traffic when the City expands east of the current City limits. Ms. Lemke noted that CentraCare has been in contact with the owners of Albany Oil Company, but no agreement could be reached and if the future roundabout is positioned in the center of the said intersection, it would reduce off-street parking on their site. Mr. Rushmeyer informed Mr. Schiffler that the Council has discussed several roundabout designs over the past year and the current design has been approved by the Council. Mr. Schneider noted that the Council will consider authorizing the City Engineer to prepare plans and specifications to construct a roundabout in the northwest area of the said intersection at the June 6th Council meeting. Mr. Schiffler questioned if CentraCare considered constructing a new medical clinic at the present clinic site at 300 3rd Avenue or if there were any plans by the City for redevelopment of the site. Ms. Lemke noted that CentraCare selected a location in the City with improved visibility and was not interested in the constructing a new clinic at 300 3rd Avenue. Mr. Schneider informed the Board the owners of the former hospital site retained a real estate company but have not shared any information with the City about a future use of the property. Mr. Rushmeyer closed the public hearing at 7:00 PM. After due discussion, a motion was made by Todd Horton and seconded by Joseph Wedel to recommend to the Council that the request by Albany Clinic Property, LLC, 30 Railroad Avenue, be approved per the following:

- The redevelopment of this site will remove a substandard vacant building and replace with a new medical clinic adding employment, job retention, and tax base.
- The removal of the vacant industrial building and truck traffic will improve the character of the neighborhood.
- Water and sewer services will be provided to the new building.
- No Park fee or water/sewer trunk charges will be required.
- No water hookup fee will be charged being the former building had municipal services.
- Payment of Sewer Hookup fee.
- Preliminary and Final Plat named Railroad Avenue Redevelopment contingent upon MnDOT and Stearns County approval.
- Rezone the property from Industrial (M1) to Core Commercial (C1)
- Amend the Comprehensive Plan Land Use Map from Industrial to Commercial.
- City Engineer comments shall be met. Additional review and comments may be necessary if changes are made to the original documents submitted by the City’s Building Inspector, Fire Chief, and Public Works Supervisor.
- Landscaping, signage, lighting, and parking meet zoning ordinance requirements.

All voted for the motion and it carried.

Mr. Schneider presented to the Board a proposed resolution recommending approval of the modification of development District No. 1, the adoption of a modified Development Program, the establishment of Tax Increment Financing District No. 15, and the adoption of Tax Increment Financing Plan. Mr. Schneider noted that the TIF Plan conforms to the general plan for development or redevelopment of the City as a whole. Mr. Schneider noted that the reasons and facts supporting the finding are that the current zoning of the property at 30 Railroad Avenue provides for commercial development as a permitted use promoting economic development within the City, renovation of a substandard property, and increased tax base. After due discussion, a motion was made by Joseph Wedel who introduced the following resolution and moved its adoption:

RESOLUTION RECOMMENDING APPROVAL
OF THE MODIFICATION OF DEVELOPMENT DISTRICT NO. 1,
THE ADOPTION OF A MODIFIED DEVELOPMENT PROGRAM THEREFOR,
THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 15 THEREIN
AND THE ADOPTOIN OF A TAX INCREMENT FINANCING PLAN RELATING THERETO

The motion for the foregoing Resolution was seconded by Todd Horton and after a full discussion thereon and upon a vote being taken thereon, the following voted in favor thereof: Adam Rushmeyer, Todd Horton, and Joseph Wedel, and none voted against the same whereupon the said Resolution was declared duly passed and adopted. The full text of the said Resolution is on file at the office of the City Clerk/Administrator for public inspection during regular office hours.

Mr. Schneider informed the Board the following permits were executed for yearend 2017: 1) thirteen (13) residential new homes, fourteen (14) commercial projects, and forty (40) other permits for various miscellaneous improvements. Mr. Schneider noted that material prices are higher than expected in 2018, but vacant lot prices remain reasonable which may spur new home construction in 2018.

Mr. Schneider noted that the City purchased three (3) Rapid Flash Crosswalk devices and installation will be completed by July 1st.

Chairman Adam Rushmeyer adjourned the meeting at 7:15 PM.

Tom Schneider
Clerk/Adm.