

**MINUTES OF THE**  
**AUSTIN CITY PLANNING COMMISSION REGULAR MEETING**  
**TUESDAY, FEBRUARY 5, 2002**

**MEMBERS PRESENT:** Janet Anderson, Glenn Mair, Sue Grove, Brian Johnson, Jack Rosenberg, Roger Stratton, Rich Bergstrom, Susan Howard

**MEMBERS ABSENT:** Gordon Kuehne

**OTHERS PRESENT:** Community Development Director Craig Hoium

Commission Chair Brian Johnson called the meeting to order at 5:37 p.m., February 5, 2002, in the Austin City Council Chambers located at 500 4<sup>th</sup> Ave. N.E., Austin, Minnesota.

Motion to approve the December 11, 2001 minutes was made by Commission Member Anderson. Motion was seconded by Commission Member Rosenberg. Unanimous Ayes. Motion passed.

Motion to approve the January 15, 2002 minutes was made by Commission Member Mair. Motion was seconded by Commission Member Rosenberg. Unanimous Ayes. Motion passed.

- 1.) **OPEN PUBLIC HEARING: To consider a request from the Hormel Foods Corporation, 1 Hormel Place, Austin, MN, for the re-zoning of approximately 3.5 acres from an "I-2" Industrial District to a "B-2" Community Business District. This request has been made to accommodate the proposed construction of an approximate 130-foot by 280-foot practice ice arena facility. Said property is located northwest of the street intersection of 5<sup>th</sup> Ave. N.E. & 7<sup>th</sup> St. N.E. (semi-trailer parking lot).**

Planning Commission Chair Johnson abstained from participating in this hearing because of possible conflict of interest issues- Commission Vice-Chair Grove chaired this request. Craig Hoium reviewed the hearing. This property is currently being used as a semi-trailer parking lot for Hormel Foods and is currently concrete paved. Surrounding land uses are "I-2" Industrial District to the north, "B-2" Community Business District with a combination of business and single-family residential homes to the east, south is "B-2" Community Business District, and to the west is the Cedar River and "I-2" including the Austin Utilities Plant. Three to four years ago Mower County designed a two-sheet arena, but due to budget concerns the project was handed over to the City of Austin to create a plan within their budget. The proposed building will encompass 36,400 sq.ft., with 26,240 sq.ft. of hard surface parking, and 89,810 sq.ft. of green space. There will be 59% greenspace coverage on the lot. Off-street parking will be south of the arena building with 79 spaces. Off-street parking requirements are 1 parking spot for every 5 seats. 200-300 seats are being proposed. The Comprehensive Plan recommends that the land-use for this area is to be of recreational type purposes. Enhancement features of the arena will be the Mill Pond recreational area and the pedestrian trail. The floor plan of the arena will include seating on the east side of the arena, storage and locker rooms on the west side, and the entrance on the south end of the area. Mr. Hoium suggested that if the Planning Commission chooses to recommend to the City Council approval of this request, that they include Mr. Hoium's recommendation for a landscape plan to be provided to insure adequate screening for the surrounding property owners. This building will be pre-cast concrete. The City Engineering staff requests that this matter not go to the City Council until the first Council meeting in April, as there are still some issues to be worked out. Mr. Hoium said notices were mailed out with only one reply asking the time of the meeting broadcasts.

Motion was made by Commission Member Anderson to recommend approval of the re-zoning request along with the recommended landscape plan to the City Council. Motion was seconded by Commission Member Rosenberg. Unanimous Ayes. Motion passed.

- 2.) **OPEN PUBLIC HEARING: To consider a request from Bigelow Enterprises, P.O. Box 247, Byron, MN, for the platting of approximately 4.8 acres to be known as Keenan Acres. This proposed single-family development is located in the 2100 and 2200 blocks of 18<sup>th</sup> Ave. S.W. and will consist of 19 lots and also the public right-of-way extension of 20<sup>th</sup>, 21<sup>st</sup>, and 22<sup>nd</sup> St. S.W.**

Mr. Hoium reviewed the request. This proposed plat was before the Planning Commission and the City Council earlier and was tabled by both due to site layout issues, proposed roadway alignments, and storm water management. All of the area is located in an "R-1" Residential District and is completely surrounded by single-family developments, except to the south which is the southern border of the City of Austin and is bordered by agricultural area in Austin Township. This proposed development consists of 19 single-family lots and a storm water retention pond in Outlot A. The change from the initial preliminary plat is the retention pond and storm water drainage system. The layout of the subdivision fits in well with City staff requirements. Mr. Hoium included eleven conditions related to the plat. Notices were mailed out with no replies for or against the plat.

Commission Member Sue Grove asked Mr. Hoium to clarify where the cul-de-sac and road extensions would be located. Mr. Hoium said 21<sup>st</sup> St. S.W. will end in a cul-de-sac.

Motion was made by Commission Member Mair to recommend approval of this re-platting to the City Council along with the recommended conditions. Motion was seconded by Commission Member Anderson. Unanimous Ayes. Motion passed.

#### **OTHER BUSINESS**

Mr. Hoium asked the Planning Commission to e-mail and/or send letters if they have the time, to support the Blazing Star Trail. Commission Member Rosenberg asked Mr. Hoium to explain what the County Commissioners have objected to regarding the trail. Mr. Hoium said that to make the request for the State Bonding of the trail there was a joint power agreement drafted that initially the City of Austin and the City of Albert Lea agreed upon. Three members from each of the city's council were official members of the agreement and various ex-official members- members of the Freeborn County Trail Association, Craig, and additional members from the City of Hayward. It was requested that members from Mower County & Freeborn County also be members of that board. Freeborn County has the request under review and Mower County opted not to be a part of that agreement. Commission Member Rosenberg asked if that means Mower County doesn't want to put any money into it. Mr. Hoium could not answer that question, but said one of the reasons was that they assisted with the Shooting Star Trail and have requested funding for that. Mr. Hoium says it may be a conflict of efforts if funding were provided for the Blazing Star Trail and not the Shooting Star Trail.

#### **ADJOURN**

Motion was made to adjourn by Commission Member Rosenberg. Motion was seconded by Commission Member Grove. Unanimous Ayes. Motion passed. Meeting adjourned at 5:55 p.m.