

**MINUTES OF THE**  
**AUSTIN CITY PLANNING COMMISSION REGULAR MEETING**  
**TUESDAY, MAY 14, 2002**

**MEMBERS PRESENT:** Janet Anderson, Sue Grove, Jack Rosenberg, Gordy Kuehne, Susan Howard & Roger Stratton

**MEMBERS ABSENT:** Rich Bergstrom, Brian Johnson, & Glenn Mair

**OTHERS PRESENT:** Community Development Director Craig Hoium and City Attorney Craig Byram

Commission Member Grove called the meeting to order at 5:30 p.m., May 14, 2002, in the Austin City Council Chambers located at 500 4<sup>th</sup> Ave. N.E., Austin, Minnesota.

Motion to approve the April 9, 2002 minutes was made by Commission Member Rosenberg. Motion was seconded by Commission Member Kuehne. Unanimous Ayes. Motion passed.

- 1.) **OPEN PUBLIC HEARING: To consider a request from the Austin Housing and Redevelopment Authority, 308 2<sup>nd</sup> Ave. N.E., Austin, MN, for the re-platting of approximately 11.62 acres of property to be known as Milwaukee Roundhouse Addition. This proposed subdivision will accommodate the redevelopment of this railroad property for the Austin Transportation Inc. bus terminal/shop facility. Also included with this plat is Lot 2, Block 1, for a future commercial/light industrial development site, and also Outlot "A" which will contain the storm water retention pond for this redevelopment area. Said property is located between 10<sup>th</sup> Street N.E. and 11<sup>th</sup> Street N.E. directly east of Austin Builders Supply and Milwaukee Depot properties.**

Mr. Hoium reviewed the request. (The recording tape was started late) "...north of 4<sup>th</sup> Avenue the petitioner would pay for half of the infrastructure costs, at which time it would be developed. The owner of Austin Transportation Inc. would be responsible for the south half. Two structures are proposed- one would contain an office, shop, wash bay, and storage area, and the other structure would house the bus storage. Both structures would include customer and staff hard-surface parking areas. To the south there will be a bus parking area and fueling station for the transit busses. The southerly portion of the development will include a proposed water retention pond. Mr. Hoium listed the recommended conditions for the Planning Commission to consider regarding this hearing:

1. The developer shall provide a storm water management plan (which has been done) with the proposed storm pond (the City would like the pond to be privately owned).
2. Utility extensions will be included with the development and placed in 4<sup>th</sup> Ave. N.E.
3. Final plat approval must meet the approval of the Mower County Engineer and MnDOT.
4. Plat shall be developed in accordance to City Code Section 11 (which addresses "I-1" Limited Industrial Districts).
5. The design of the pond must have the approval of the City Engineer.
6. Developer shall enter into a developer's agreement with the City of Austin.
7. Developer will acquire any necessary easements outside of the plat that are necessary for extensions of utilities to the plat.
8. Design of 4<sup>th</sup> Avenue N.E. road extension shall meet the approval of the City of Austin Engineer.
9. Developer shall obtain petitions approved by Austin Utilities pertaining to water, gas, & electric utility extensions.

Mr. Hoium said the developer is willing to abide by these conditions.

Commission Member Kuehne asked if the Planning Commission has the right to put into the proposal to the Council that the water retention pond be a privately owned entity. Mr. Hoium said it is important to mention- it's not only the ownership of the retention pond, but there are also some private storm lines that run from the Austin Transportation development site to the pond that run through the westerly boulevard of 11<sup>th</sup> St. N.E. and that isn't a public line- it's a private line. The ownership and maintenance of this utilities need to be resolved before the final plat is approved.

Commission Member Anderson asked if this is the time to be considering landscaping requirements for this proposed development. Mr. Hoium said that for this zoning district the developer needs to provide a landscape plan that must have approval of the City Council.

Commission Member Rosenberg asked how much contamination is in the development. Mr. Hoium said approximately 11,000 cubic yards. The cost for the cleaning of this contamination is paid for with a grant the City of Austin received. The excavation needed for the pond is approximately 11,000 cubic yards, so the amount of contaminated material removed from the site will be replenished with the excavation from the storm pond. Commission Member Kuehne asked where the contaminated soils will be placed. Mr. Hoium said they will be transferred to a licensed landfill and spread out for topsoil with the contamination removed by evaporation.

Motion was made by Commission Member Kuehne to recommend approval of this preliminary plat for an "I-1" Limited Industrial District with the nine conditions that have been reviewed by Mr. Hoium along with the 10<sup>th</sup> condition to consider the privately owned pond and storm sewer lines. Motion was seconded by Commission Member Rosenberg. Unanimous Ayes. Motion passed.

- 2.) **OPEN PUBLIC HEARING: To consider a request from the Hormel Foods Corporation, 1 Hormel Place, Austin, MN, and the City of Austin, 500 4<sup>th</sup> Ave. N.E., for the re-platting of approximately 92 acres to be known as Hormel Austin Plant Subdivision. Said plat will include the properties that contain the Austin Hormel Meat Processing Plant facilities and also the proposed Austin Practice Ice Area. This re-platting request has been made to consolidate the property legal descriptions for these acres.**

Mr. Hoium reviewed the request. There are two distinct areas included in the plat- the property surrounding the meat processing plant and also the area south of Hormel Place and north of 4<sup>th</sup> Ave. N.E. The area surrounding the plant is legally described as Lot 1, Bock 1, and there is also an Outlot A between 4<sup>th</sup> St. N.E. and east of the Cedar River. There are two concerns- one is in the NW corner of the plat- there is a boundary of the plat that runs through a portion of 4<sup>th</sup> St. N.E.- this line should be directly in line with the westerly 4<sup>th</sup> St. N.E. public right-of-way border- the engineering firm must be notified of this and a correction made. Another issue would be to include a utility easement recorded that accommodates a storm sewer drainage system- the City of Austin and Hormel Foods have asked the consulting engineer that they research any utility easements that are currently recorded and have them shown on the plat. Mr. Hoium said the reason for this petition is that previously there was a number of legal descriptions included with this property and this is to simplify the legal descriptions. There is a parcel described as Lot 1, Block 2, and this property would be the site of the proposed ice arena facility- located NW of the intersection of 7<sup>th</sup> St. N.E. and 5<sup>th</sup> Ave. N.E. (north of the former Klagge's building). Mr. Hoium would like to suggest that there should be an 80-foot wide utility easement including the Austin Utility lines on Outlot D. Also, Lot 2 does not meet the minimum lot frontage requirements and it should be re-aligned to accommodate this. Outlot C should be labeled as Lot 1, Block 3, and it's southerly border should be shifted northerly to be in line with the northerly border of the alley, and then to change Outlot C to Lot 1, which would mean that Outlot D would become Outlot C. Another issue would be that the City require the petitioners to include with the preliminary plat any additional necessary utility easements to be recorded with the property.

Commission Member Kuehne asked if Outlot D borders the Cedar River. Mr. Hoium said yes.

Commission Member Anderson asked Mr. Hoium for a clarification of Lot 1, Block 2.

Mr. Hoium said that mailings were sent regarding both of these hearings and he received a few phone calls only asking to clarify what property was included and the reason for the proposed subdivision. Mr. Hoium asked the Planning Commission to include the reviewed items for conditions of approval or denial.

Motion was made by Commission Member Rosenberg to recommend approval of this re-platting of properties to simplify the legal descriptions, to re-apply property lines, and to include the conditions reviewed by Mr. Hoium (including the re-design of Lot 2, Block 1 to meet the minimum lot frontage & lot area requirements, to change the legal description of Outlot C to Lot 1, Block 3, to also adjust the southerly border of Outlot C to come in alignment with the north border of the platted alley, and to re-identify Outlot D to Outlot C). Motion was seconded by Commission Member Howard. Unanimous Ayes. Motion passed.

#### **OTHER BUSINESS**

Mr. Hoium said that Todd Penske, the CEO of CRC, has invited the Planning Commission to tour the CRC facility. A tour has been tentatively planned for Tuesday, June 11, 2002, after the regularly scheduled Planning Commission Meeting.

Robert Higgins, of 1202 5<sup>th</sup> Ave. N.E., asked how far south the clean up of the railroad property will go. Mr. Hoium explained the environmental assessment procedure and that most of the area Mr. Higgins is concerned with will be cleared out during the retention pond excavation- including the concrete columns presently on the property. Lot 2 has also been established for possible future development. The soil contamination area is just west of the intersection of 1<sup>st</sup> Ave. N.E. and 11<sup>th</sup> St. N.E.

#### **ADJOURN**

Motion was made to adjourn by Commission Member Kuehne. Motion was seconded by Commission Member Anderson. Unanimous Ayes. Motion passed. Meeting adjourned at 6:00 p.m.