

City of La Crescent
Planning Commission
Meeting Notice



April 1st, 2025 - 5:30 P.M.
LA CRESCENT COMMUNITY BUILDING
336 SOUTH FIRST STREET

Agenda

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of January 7th, 2025, Meeting Minutes
5. PC-25-01 AD SUB 609 Royal Court - Merrill
6. Update from Jason Ludwigson
7. Future agenda items- Commission Members
8. Adjourn

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT, MINNESOTA
January 7th, 2025

The Planning Commission met at 5:30 p.m., on January 7th, 2025, in the City's Community Building located at 336 S. 1st Street.

Item 1. Call to Order

Chair Greg Husmann called the meeting to order at 5:30 p.m.

Item 2. Pledge of Allegiance

Members recited the Pledge of Allegiance.

Item 3. Roll Call

Upon a roll call taken and tallied by Josh Tarrence, Building Inspector, the following members were present: Dave Hanifl, Mike Welch, Greg Husmann, Judy Enright, and Jerry Steffes. Ex-Officio City Council Representative Cherryl Jostad was present. Don Hogan was absent. City Attorney Skip Wieser and Attorney Kayla Schmitz were also present.

Item 4. Approval of the November 6th, 2024 Planning Commission Minutes

After reviewing the minutes from the November 7th, 2024 meeting, a motion to accept the minutes, was made by Commissioner Welch and seconded by Commissioner Steffes. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Mike Welch	Yes
Jerry Steffes	Yes
Judy Enright	Yes
Greg Husmann	Yes
Dave Hanifl	Yes

and none voted against the same. The motion was declared duly carried.

Item 5. Appointment of Planning Commission Chair

The nomination was made by Commissioner Hanifl for Jerry Steffes to appointed as Chair. Jerry Steffes accepted said nomination. No other nominations were made. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Dave Hanifl	Yes
Judy Enright	Yes
Mike Welch	Yes
Greg Husmann	Yes
Jerry Steffes	Yes

The nomination was made by Commissioner Hanifl for Greg Husmann to be appointed Vice Chair. Greg Husmann accepted said nomination. No other nominations were made. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz:

Dave Hanifl	Yes
Mike Welch	Yes
Greg Husmann	Yes
Judy Enright	Yes
Jerry Steffes	Yes

Item 6. Request for Waiver from Master Plan and PUD Requirements for property located at 270 E. Strupp Ave., La Crescent, MN (PID 2512510000) – Cannabis & Glass

City Attorney Skip Wieser addressed the Planning Commission in regards to a request from Cannabis & Glass, for a waiver from the Commercial Planned Unit Development Overlay district of the City Zoning Ordinance, reverting the property back to C-1 Highway Commercial standards. The proposed property is located at 270 E. Strupp Ave in La Crescent. City Attorney Wieser advised the Commission that the final decision will be made by City Council, the Commission's responsibility is to make a recommendation to the Council whether to approve or deny the waiver request.

Attending to answer questions in regards to the project,

- Max Wieser, Wieser Brothers General Contractors
- Nate Podrid, Cannabis & Glass

After discussion, a motion was made by Commissioner Hanifl to recommend approving the waiver request, with the following finding.

FINDINGS OF FACT FOR APPROVAL OF THE WAIVER

1. Commercial development of a vacant lot is consistent with the goals and intent of the Comprehensive Plan.
2. Applicant is proposed to construct a new building in compliance with C-1 zoning standards.

The motion was seconded by Vice Chair Husmann. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Dave Hanifl	Yes
Greg Husmann	Yes
Jerry Steffes	Yes
Judy Enright	Yes
Mike Welch	Yes

and none voted against the same. The motion was declared duly carried.

Item 7. Review of Planning Commission Job Duties and Responsibilities

City Attorney Wieser gave his annual presentation of the duties and responsibilities of the Planning Commission members as well as discussing the City of La Crescent's Communication Policy.

Item 8. Future Agenda Items

Chair Steffes asked the Planning Commission members if any items need to be added to the next meeting agenda. There were no recommended items.

Item 9. Adjourn

A motion was made to adjourn the Planning Commission Meeting by Vice Chair Husmann and seconded by Commissioner Enright.

The Planning Commission meeting was adjourned at 5:57 p.m.

CITY OF LA CRESCENT ZONING AUTHORITY
APPLICATION FOR ADMINISTRATIVE SUBDIVISION

The undersigned being the owner(s) of record (optionee(s) with regard to enforceable exclusion options to purchase) of the hereinafter described premises hereby makes application for a:
ADMINISTRATIVE SUBDIVISION

TO WIT:

Jeff & Theresa Merrill
609 Royal Court
LaCrescent, Mn 55947

608-790-3405 - Jeff
608-790-3406 - Theresa

the lands to which this application has reference are described as follows, to wit:

Request to move one front property pin by 10-feet to allow more space to plant more trees on our property. We currently own both Lots involved.

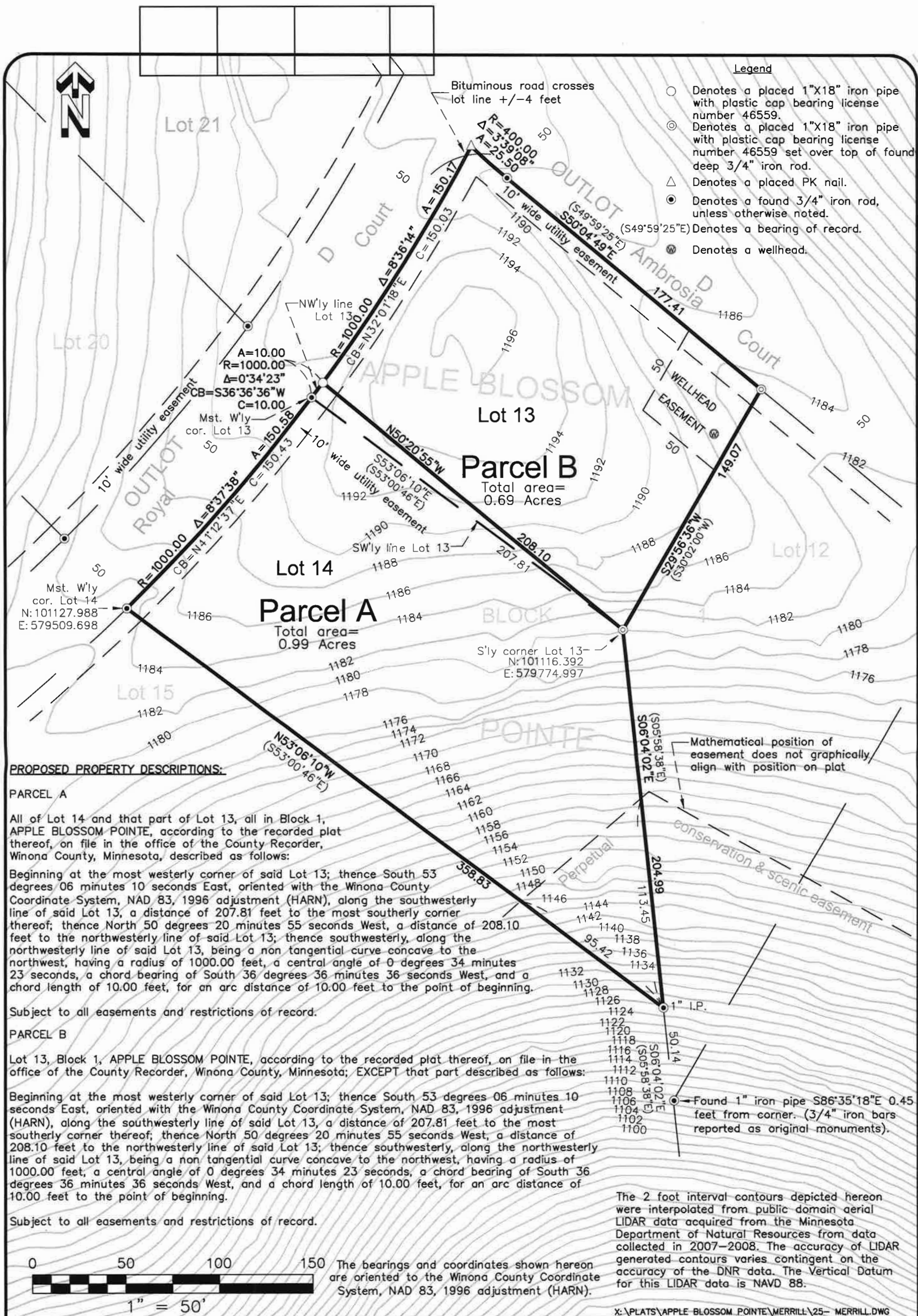
Extend Front right pin 10-feet from Lot #609 into Lot #605
Lot #609 is ^{our} house lot. Lot #605 is currently a Vacant Lot.

Attached is a sketch of the site plan showing North arrow and other relevant data with reference hereto. I (we) understand that additional data may be requested by the City of La Crescent Planning Commission with regard hereto.

Dated: 2-12-25

Jeff Merrill
Theresa Merrill
(Owners (s)) (Optionee(s))





PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A

All of Lot 14 and that part of Lot 13, all in Block 1, APPLE BLOSSOM POINTE, according to the recorded plat thereof, on file in the office of the County Recorder, Winona County, Minnesota, described as follows:

Beginning at the most westerly corner of said Lot 13; thence South 53 degrees 06 minutes 10 seconds East, oriented with the Winona County Coordinate System, NAD 83, 1996 adjustment (HARN), along the southwesterly line of said Lot 13, a distance of 207.81 feet to the most southerly corner thereof; thence North 50 degrees 20 minutes 55 seconds West, a distance of 208.10 feet to the northwesterly line of said Lot 13; thence southwesterly, along the northwesterly line of said Lot 13, being a non tangential curve concave to the northwest, having a radius of 1000.00 feet, a central angle of 0 degrees 34 minutes 23 seconds, a chord bearing of South 36 degrees 36 minutes 36 seconds West, and a chord length of 10.00 feet, for an arc distance of 10.00 feet to the point of beginning.

Subject to all easements and restrictions of record.

PARCEL B

Lot 13, Block 1, APPLE BLOSSOM POINTE, according to the recorded plat thereof, on file in the office of the County Recorder, Winona County, Minnesota; EXCEPT that part described as follows:

Beginning at the most westerly corner of said Lot 13; thence South 53 degrees 06 minutes 10 seconds East, oriented with the Winona County Coordinate System, NAD 83, 1996 adjustment (HARN), along the southwesterly line of said Lot 13, a distance of 207.81 feet to the most southerly corner thereof; thence North 50 degrees 20 minutes 55 seconds West, a distance of 208.10 feet to the northwesterly line of said Lot 13; thence southwesterly, along the northwesterly line of said Lot 13, being a non tangential curve concave to the northwest, having a radius of 1000.00 feet, a central angle of 0 degrees 34 minutes 23 seconds, a chord bearing of South 36 degrees 36 minutes 36 seconds West, and a chord length of 10.00 feet, for an arc distance of 10.00 feet to the point of beginning.

Subject to all easements and restrictions of record.

The 2 foot interval contours depicted hereon were interpolated from public domain aerial LIDAR data acquired from the Minnesota Department of Natural Resources from data collected in 2007-2008. The accuracy of LIDAR generated contours varies contingent on the accuracy of the DNR data. The Vertical Datum for this LIDAR data is NAVD 88.

X:\PLATS\APPLE BLOSSOM POINTE\MERRILL\25- MERRILL.DWG

CERTIFICATE OF SURVEY FOR:

Jeffrey & Theresa Merrill



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

4240 West 5th Street, Winona, MN 55987
(507)454-4134, FAX(507)454-2544
brianw@jslmail.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Brian Wodele
Brian Wodele
Minnesota License No. 46559
Date: 18 February 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	25-206		S-11817



TO: Planning Commission Members
FROM: Josh Tarrence, Building Inspector/Fire Chief
DATE: March 24th, 2025
RE: 609 Royal Court, Administrative Subdivision

Please see the below possible conditions and findings for your consideration.

Possible conditions:

1. The applicant is responsible for utility hook ups and relocating or adding any utility easements.
2. The applicant shall work with the utility companies for any well-defined easements that will be required, and that the property description is recorded.
3. The applicant shall record the deed and accompanying survey in the office of the County recorder within ninety (90) days.
4. The Applicant will abide by all representations made by the Applicant or their agents made during the permitting process, to the extent those representations were not negated by the planning Commission or City Council and to the extent they are not inconsistent with the spirit or letter of explicit condition of the application.
5. The Applicant complies with all applicable federal, state, and local regulations.

Possible findings of fact:

1. The Administrative Subdivision conforms to all requirements for lots within a CDD Conservation Development District and the applicant has demonstrated by survey that they comply with the requirements.
2. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
3. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
4. The lot boundary line adjustments/lot split will not alter the essential character of the locality

MEMORANDUM

TO: Planning Commission

FROM: Jason Ludwigson, Sustainability Coordinator

DATE: March 25th, 2025

SUBJECT: Planning Commission - Sustainability Updates

Items for review:

1. Minnesota GreenSteps Cities Program
2. Ongoing Projects
 - a. Boulevard Tree Program
 - b. Adopt-a-Drain
 - c. Arbor Day Tree Planting April 25th, 2025
 - d. HELP Grant Final Seedings Fall 2024
 - e. Enhanced Street Sweeping Study
3. Grant Updates
 - a. Forest Habitat Restoration Project Stoney Point
 - b. ReLeaf Community
 - c. Solar on Public Buildings Grant – Aquatic Center
 - d. Outdoor Recreation Grant – Wieser Park
 - e. Active Transportation Planning Grant
 - f. SHIP Grant New Park Signs
 - g. Carbon Reduction Program Electric Vehicle(s)
 - h. WinLac Urban Stormwater Practices 6th Street Rain Garden
 - i. VW funds EV chargers – MPCA and ZEF energy
 - j. SRTS 2024 Infrastructure Grant – 2025 Construction
 - k. 2025 MnDOT Landscape Partnership Project
4. Upcoming/Awaiting Notification Grant Applications
 - a. Stormwater Infrastructure
 - b. Local Climate Action Grant Planning - Awaiting Notification
 - c. Outdoor Recreation Grant – Wieser Park
 - d. Geothermal Planning Grant
 - e. CPL Expedited Blufflands
 - f. CPL Expedited Phase II Stoney Point
 - g. Solar on Public Buildings Stoney Point Well House
 - h. 2025 SRTS Infrastructure Grant