



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, APRIL 6, 2026

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

A regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chair Barton Jackson. Members present were Chuck Ackman, Ed Miglio, Michael Salt, Emily Shaw, Tina Wilson, and Chair Barton Jackson. Staff present included Harry Davis, City Planning Manager; Leslie McGilivray-Revas, City Planner I; and Kari Casper, Administrative Assistant II.

A motion was made by Tina Wilson, seconded by Michael Salt, to approve the agenda as presented. The motion passed unanimously.

2. Approval of the Minutes of February 2, 2026.

A motion was made by Tina Wilson, seconded by Ed Miglio, to approve the meeting minutes of February 2, 2026, as presented. The motion passed unanimously.

3. Public Hearings

A. Hill Block Condominiums/219-225 Central Ave - Planned Unit Development; CIC Plat

City Planning Manager, Harry Davis, gave a presentation for both the recommendation of approving the rezoning and the CIC (Common Interest Community) for the proposed Hill Block Condominium at 219–223 Central Avenue, as requested by the applicants. The rezoning would be changed to a PUD (Planned Unit Development), including 7,000 sq. ft. of space with three common areas and 19 dwelling units. These areas would also utilize an elevator for moving through the basement, 1st, 2nd, and 3rd floors. The proposed restrooms would also be a shared area for both the commercial and residential areas. Mr. Davis stated that the city has never approved a CIC before, but had amended CIC's that were already established. The developers will be providing a parkland dedication fee, as there will be no open space. He explained that a PUD does allow for special exemptions. Tina Wilson asked if this project would be displacing anyone. Mr. Davis said it would not. Chair Barton Jackson then opened the matter up for public hearing at 6:15 p.m. One gentleman came forward by the name of Matt Ristrom, who purchased a building at 225 Central from the same group that is involved with this project. He expressed that he is concerned about the timeliness of getting the work done. He said that he purchased his building three years ago and hasn't seen much done, and when there is work done, they block off half the block for up to seven months. Ristrom said that there is a "public risk" at 227 Central. Ristrom mentioned that he is concerned about this group that received grant money. Ristrom is concerned about lumping the properties together and mentioned there were issues with the multiple owners on 3rd Street. He went on to speak about how Owatonna is struggling

with its downtown as well. Chair Barton Jackson then closed the public hearing at 6:17 p.m.

1 Ordinance 2026-XX Rezone Property in the Hill Block Condominium CIC Plat to include a PUD Overlay

Motion by Chuck Ackman, seconded by Tina Wilson, to recommend approval of Ordinance 2026-XX Rezone Property in the Hill Block Condominium CIC Plat to Include a PUD Overlay, with the addition of the definition of CIC placed in the first paragraph of the ordinance. The motion passed unanimously.

2 Resolution 2026-XXX Approve CIC Plat #XX for Hill Block Condominiums

Motion by Michael Salt, seconded by Tina Wilson, to recommend approval of Resolution 2026-XXX Approve CIC Plat #XX for Hill Block Condominiums as presented. The motion passed unanimously.

B. Ordinance 2026-XX Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts

Harry Davis presented a recommendation for a zoning text amendment for data centers to be put only in an I-2 zoning district. This is a recommendation by the city's attorneys to put this in place at this time. This action is not referring to any specific data center, just in general. Chuck Ackman asked if there was an I-1 District. Davis explained the differences between the I-1, I-2, and I-P districts. I-2 is heavy industrial, I-1 is light industrial, and I-P is industrial park. Tina Wilson said that just changing the zoning and not adding specific development standards to go along with it is something she would not vote in favor of at this time. Davis explained that there are standards in place that would be specific to the projects put before them. He gave an example and went on to say that the City is aware of the potential for a moratorium on Data Centers and that there is some discussion at the State Legislature right now, which they are following. Emily Shaw asked if someone brought an application after this is passed, could they get only an Administrative Review of their project, which would not be seen by the Planning Commission. She mentioned why not a CUP, which would address different impacts.

Chair Barton Jackson opened the matter up for a public hearing at 6:39 p.m., and Carolyn Kispert, 2147 Kennedy Drive, came forward to talk about the environmental impacts, such as the hum that she's heard about. At this time, Harry Davis asked Chair Jackson for a short recess at 6:43 p.m. They returned at 6:43 p.m.

Susan Erickson, 868 4th Avenue SW, came forward. She indicated that she's done a lot of research on data centers and asked if we could slow down. Karl Vohs, 428 2nd St NW, then came forward. He is concerned about environmental impacts and stated that we do not know what we are doing and suggested a study or information group for this subject.

Matt Ristrom, 225 Central, came forward again and said he worked with Data Centers, and he's never seen anything positive from them.

Chair Barton Jackson then closed the public hearing at 6:48 p.m. Back to the board for further discussion, Chuck Ackman asked what would happen if we tabled this for two weeks to amend the ordinance to state that the development standards will be added in a reasonable amount of time. Shaw asked what a reasonable amount of time was. Ackman said we would be reluctant to put a hard time frame on this. Salt added that he has been working on a data center, and this action would be good to do to be ahead of the game.

A motion was made by Chuck Ackman, seconded by Tina Wilson, to recommend approval of Ordinance 2026-XX Approving Zoning Text Amendment for Data Centers in I-2 Zoning Districts as presented, and move this to the Council and move towards the development standards. The motion passed unanimously.

C. Ordinance 2026-XX Approve a Zoning Text Amendment for Child Care in PI Zoning Districts

Davis again presented that this zoning text amendment makes perfect sense in the PI (Public Industrial) district, which allows for the high traffic and the open play spaces. The public hearing was opened at 7:08 and closed at the same time since no one came forward. A motion was made by Chuck Ackman, seconded by Tina Wilson, to recommend approval of Ordinance 2026-XX Approve Zoning Text Amendment for Child Care in PI Zoning Districts as presented. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

None.

6. Routine Business

Davis discussed that there was going to be a work session to continue going over the third part of the Commissioner's Training Book, and we will just continue that until the April 20th meeting.

7. Board & Commissions Updates & Reports

None.

8. Adjournment

A motion was made by Tina Wilson, seconded by Ed Miglio, to adjourn the meeting at 7:13 p.m.

By: *Kari Casper*