

Meeting Minutes
New Prague Planning Commission
Wednesday, May 1, 2024

1. Call Meeting to Order

The meeting was called to order at 6:33 p.m. by Chair Dan Meyer with the following members present were Ann Gengel, and Jason Bentson. Absent were Shawn Ryan, and Brandon Pike.

City Staff Present: Ken Ondich – Planning / Community Development Director, and Kyra Chapman – Planner

2. Approval of Meeting Minutes

A. April 3rd, 2024 Regular Meeting

A motion was made by Gengel seconded by Bentson to approve the April 3rd regular meeting minutes. Motion carried (3-0).

3. OLD BUSINESS

A. None.

4. NEW BUSINESS

A. Review of Zoning Ordinance Amendment – Floodplain Ordinance

Planning Director Ondich explained that the city was recently notified by FEMA that the Le Sueur County FEMA Flood Insurance Rate Maps (FIRMs) will become effective on July 17th, 2024. This map update will cover all of New Prague. To continue participation in the National Flood Insurance Program (NFIP), the City must be in compliance and update the floodplain ordinance with FEMA floodplain regulations by July 17th, 2024. There are two main floodplains in New Prague. One is near Southside Park and the other at the School District's Living Lab. On February 28th, there was a consensus with the Planning Commission to forward with a public hearing with the simplified floodplain ordinance. New Prague has little to no developments in the floodplain and no one has asked for a variance to build in the floodplain in the past 20 years. Adopting the simplified model would make the community consistent.

Meyer stated that the old tattoo shop seems close to the floodplain.

Planning Director Ondich clarified that the structure is outside the floodplain but there is a lot of erosion on the creek bank and potential future erosion. It may be the only building in danger in the future to preserve the shoreline. Although the maps don't show it, the floodplains extend

further past the city boundary lines on the Scott County side. The FEMA floodplain maps only show floodplains within city boundaries, but the city would like a map that shows the surrounding floodplains since the city will continue to grow and annex land.

A motion was made by Gengel, seconded by Meyer to open the public hearing at 6:45pm. Motion carried (3-0).

No public comment received.

A motion was made by Bentson, seconded by Gengel, to close the public hearing at 6:46pm. Motion carried (3-0).

A motion was made by Bentson, seconded by Meyer to forward a recommendation to approve the simplified floodplain ordinance to the City Council. Motion carried (3-0).

5. Miscellaneous

A. Monthly Business Update

Planning Director Ondich stated that in March, one single family home permit was issued. Bargain Lodge has since moved into their new location. The City Council formally approved the interim use permit for Faith, Recovery & Music to utilize some office space in the former mill. A variance application will likely be submitted in the near future to allow the construction of the 54-unit apartment south of Walgreens. Staff recently submitted an application for the Minnesota Housing Finance Agency's Workforce Housing Development Program that would potentially fund up to \$499,999 for the apartment complex.

B. Comprehensive Plan / Small Area Plan Update

Planning Director Ondich explained that the open house for the city center small area plan will occur on May 8th from 5-7pm at the Broz (212 Main St W). The open house will allow the public to provide input on the two proposed site plans. The City Center site must have a housing component on the north portion of the lot, a stormwater pond, and POPS. So far, the two plans additionally incorporate trails and public parking. In a previous meeting, the mayor recommended the idea of having a community center, which has caught traction in some of the site plans.

Benston asked if there was any news on the Rusty Spoke.

Planning Director Ondich stated that they have applied for a liquor license. They hope to open around Memorial Day but it's contingent on the liquor license approval.

C. Expiring Terms

Planning Director Ondich noted that Ann Gengel's term will expire on May 31st, 2024. He stated that Gengel should have or will receive a phone call soon to set up an interview.

6. Adjournment

A motion was made by Gengel, seconded by Bentson, to adjourn the meeting at 6:58 pm. Motion carried (3-0).

Respectfully submitted,

A handwritten signature in black ink that reads "Kyra J. Chapman". The signature is written in a cursive, flowing style.

Kyra J. Chapman
Planner