

PLANNING COMMISSION MEETING MINUTES
November 22, 2010
7:00 p.m.

1) Call to Order

Commission members present: Pollmann, Strandell, Warner, Sandholm and Stulberg. Commission members absent: Chair Heck and Watson. Staff present: Senior City Planner Breanne Rothstein, Assistant City Planner David Abel, and Council Liaison Cheryl Fischer.

a) Approval of Agenda

Motion by Strandell and second by Pollmann to adopt the agenda as amended. Motion carried 5-0-0.

It was noted to correct the PID #'s of the last four listed to removed the "(a)".

b) Approval of Minutes

Minutes from the October 25, 2010 were approved as presented by unanimous consent. Motion carried 5-0-0.

2) Public Hearings:

a) OFFICIAL ZONING MAP AMENDMENT: Ordinance 369 to rezone certain properties to come into compliance with the Comprehensive Plan.

Rothstein presented:

- A summary of previous ordinance changes from the past year.
- The 2030 Comprehensive Plan Future Land Use and MUSA Staging map.
- Summary of Comprehensive Plan Policy
- Area D: Lindbo/Garhofer Parcels guided for 8 to 10 units per acre in the Comprehensive Plan and must be re-zoned to be considered compliant with Comprehensive Plan and because of affordable housing requirements.
- Area A: Red Oak Golf Course. Guided for 3 to 5 units per acre in the Comprehensive Plan. Must be re-zoned to be compliant with the Comprehensive Plan.
- Halstead Pointe – guided for a minimum of 18 units on overall property. Currently zoned R-3 medium density residential. Does not need to be re-zoned to comply with Comprehensive Plan; but should be re-zoned to match CPA 2006 development expectation.

Following at the proposed changes:

PID# 3111724410002, 4505 Co. Rd. No. 92 – SDD Staged Development District To R-5 High Density Residential

PID# 3111724440003, 4655 Co. Rd. No. 92 – SDD Staged Development District To R-5 High Density Residential.

Chair Stulberg opened the public hearing at 7:16 p.m.

Larry Thompson (1004 Victoria Green Blvd) and Tom Hughes (2012 Wens Ave, Chaska) stated they were here on behalf of the Lindbo parcel. Mr. Thompson stated the history of the parcel. He stated original discussion was a lower density and through the comprehensive plan it is up to 10 units per acre. He felt they could put together a nice development for the site. He stated they are in favor of the rezoning to R-5. Mr. Hughes thanked the staff for their help on going through this process.

Donna Garhofer and Brian Garhofer questioned if there were any studies to support the 8-10 zoning density. Rothstein stated the comprehensive plan is the policy behind the zoning districts. Rothstein stated this involved looking at the whole city for the most appropriate areas for development. Ms. Garhofer stated at the open houses they requested the density stay smaller. Mr. Garhofer stated they were surprised at the letter stating the 8-10 density zoning. Ms. Garhofer questioned what is required by the Met Council; the low income or density. Rothstein stated the city is required to show a density that would accommodate what an average household could afford. Mr. Garhofer questioned if any of the area has been considered commercial. Rothstein stated the area is not guided for commercial in the comprehensive plan.

PID # 1211724110004, 855 Red Oak Lane – SDD Staged Development District – To – R-2 (a) Low-Medium Density Residential

Mr. Ralph Harris (4232 Grand View Avenue) lives on the south end of golf course. He understood the area around Red Oak is zoned R-2 with a density of 2 – 3 per acre. He stated there is a density of 89 units on the 44 acres surrounding red oak golf course. He felt there was not a lot of public understanding on the density in this area. He questioned the maximum being 125 units on 24 acres and he questioned the pieces on Halstead having temporary housing and lower density than his parcel. Stulberg stated the comprehensive plan had the Red Oak parcel at 3-5 units per acre a year ago when it was approved. Mr. Harris felt the Red Oak parcel could be designated at 2-3.3 because the Metropolitan Council looks at the lowest possible number. He felt there would be an issue with water on this parcel and did not feel the watershed district would allow development that would put more water into the lake.

Dean Bailey (1055 Co. Rd. 19) was at a meeting a month ago regarding a rezone of his property. He questioned what the R-2 would be. Rothstein stated the R-2 district did not change in its density and is at 2.3 to 5 units per acre, which is intended to match the original 2006 discussion. He recommended keeping the density down from the five units per acre and even lowing the density down to 3-4 would be helpful.

Shirley Royle (1105 Co. Rd. 19.) stated they subdivided their property and a density of five units per acre is cramped. She recommended the 3 – 3.5 units per acre. Mr. Royle stated the area is very rural. He stated if the minimum is put in the traffic would increase and he questioned where the cars would go.

Warner questioned the maximum density that could be put on the Red Oak parcel. Rothstein stated all the wetland and buffers need to netted out. Rothstein stated currently it is zone 1 for 10 acres and under this scenario the minimum would be 66 units per acre and maximum would be approximately 120 units per acre.

PID # 22211724430002, 6701 Co. Rd. No. 110 W. – R-3 Medium Density Residential – To R-2 Low-Medium Density Residential

PID # 2211724430003, 6701 Halstead Avenue – R-3 Medium Density Residential to R-2 Low-Medium Residential

PID # 2211724430004, Address Unassigned – R-3 Medium Density Residential to R-2 Low-Medium Residential

PID # 2211724430042, 6750 Halstead Avenue – R-3 Medium Density Residential to R-2 Low-Medium Residential

Mike, resident of 6820 Cardinal Cove, is in favor of the density for the above four parcels.

Chair Stulberg closed the public hearing at 7:54 p.m.

Commission discussion:

Co. Rd. 92

- Pollmann questioned the properties on Co. Rd. 92. Rothstein stated a property owner does not have to develop if they are rezoned; however, they can if they so choose.

Red Oak

- Pollmann questioned why the city chose a density of 3-5. Rothstein stated the comprehensive plan states 3-5 units per acre density and it is questionable how the Metropolitan Council would react to a change of density to 3-4. Pollmann stated the density range gives the city the room to be flexible.
- Rothstein stated the city can go to the Metropolitan Council to see if they feel the density range of 3-4 would be compliant. Rothstein stated the R-2 (a) district states 3-5 units per acre.
- Pollmann questioned if the public hearings were analyzed. Rothstein stated the Comprehensive Plan is a city-wide document. She stated there were two public open houses and two public hearings and the city received hundreds of letters with comments from the residents. Rothstein stated the notification around Red Oak were to the residents within 500 feet. Rothstein stated there were 250 residents noticed for the parcels presented in the 11/22/10 packet.
- Rothstein stated there was an article in the newsletter that there were going to be discussions on the zoning.

Halstead Pointe

- no comments from the Commission

Strandell stated there is a grey area with the Red Oak parcels and recommended changing the density to 3-4.

Commission can direct staff to revisit the density in the R-2 (a) district. Strandell stated he would like the opportunity to hear from more of the residents by the Red Oak area.

Motion by Strandell and second by Warner to recommend to City Council approval of Ordinance 369 an ordinance to amend the Minnetrista City code by amending the official zoning map of the City of Minnetrista. Motion carried 5-0-0.

Pollmann also recommended re-visiting the R-2 (a) district with a density that meets the minimum density. Warner would like to notify the Council the risks of going back to the Metropolitan Council. Rothstein stated Minnetrista has made great strides with the Metropolitan Council because of adding more density and the time staff has spent with the Metropolitan Council. Rothstein stated she is willing to discuss this with the Metropolitan Council.

3) Business Items:

- a) None

4) Information Items:

- a) Staff Reports
- b) Council Reports

5) Adjournment:

Motion by Warner and second by Strandell to adjourn. Motion carried 5-0-0. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Terri Haarstad
City Clerk