

**MINNETRISTA PLANNING COMMISSION  
MEETING MINUTES  
April 26, 2010  
7:00pm**

**1) Call to Order**

**Commission Members Present:** Chair Heck, John Watson, John Strandell, Lora Sandholm, Guy Warner and Mike Stulberg.

**Commission Members Absent:** Bob Pollmann

**Staff Present:** Council Liaison Mayor Fischer, City Attorney Sarah Sonsalla, Senior City Planner Breanne Rothstein, Assistant City Planner David Abel.

**a) Approval of Agenda**

Chair Heck stated, "Hearing no objections, agenda is adopted."

**b) Approval of Minutes – March 22, 2010**

Motion by Warner and second by Watson to approve the meeting minutes from the March 22, 2010 regular meeting as presented. Motion carried 6-0-0.

**2) Business Items:**

**a) CONCEPT PLAN REVIEW AND REZONING TO PUD-Application from Woodland Cove, LLC for concept plan review and rezoning request discussion to rezone from R-1, R-4, and R-5 to PUD for Woodland Cove to develop 1,071 housing units on the 490 acre property located generally on the northeast corner of Kings Point Road and State Highway 7-multiple PIDs**

Matt Van Slooten (301 Carlson Pkwy), President of Woodland Cove, introduced their team, Dave Newman, Peter Pflaum, Paul Robinson, and Kim Hofstede.

Peter Pflaum (180780 Breezy Point Road, Wayzata)

- Presented an aerial view of the proposed development and the surrounding parks.
- Showed the preliminary concept plan from 9/14/09 and the new plan from 3/8/10.

Changes from the 9/14/09 plan to the 3/8/10 plan include:

Northern area:

- Two home sites removed
- Open space increased

Center area:

- Increased sized of the greenway
- Narrowest areas increased from 75' to 165' and from 100' to 300'
- Majority of green way over 250'
- Reduced overall unit count in area by 13
- Removed 27 single family and added 14 multi family
- Showed the widths of the corridors
- Maple / Basswood Greenway 31.32 acres

Southern area (main entrance area):

- Moved the roundabout further to the west
- Added commercial area to both sides of Kings Point Road

- Increased the ponding area/storm water treatment area
- Further developed the way Kings Point Road flows through commercial area
- Added 5 units to Multi-Story Multi-Family
- Increased distance from Hwy 7
- Increased green space

Pflaum also presented:

- The different home products and lot sizes
  - o Single family total 589
  - o Multi-family totals 482
  - o Total units 1071
- The number of units was reduced by 3 units since the 3/8/10 concept plan.

Pflaum presented information from the City Park and Open Space Plan including:

- The conceptual greenway opportunities
- Trail connections
- Neighborhood Parks
- Connector Trail
- Von Blon Conservancy Parcel (this trail not included in calculation)
- Total length of Connector trails is 4.71 miles
- Internal Trails
- 1.04 miles of internal trails
- Sidewalks
- 13.88 miles of sidewalks
- Total of 13.88 miles
- He presented cross sections of the trails outlining the different widths

Open Space:

- Total open space is 147.5 acres which is 30% of total open space
- Public Parks have 32 acres and is 21.7%
- Public open space is 47.1 acres which is 32%
- Private open space is 68.4 acres or 46.3%

Parks:

- North park is 1.9 acres
- Central park is 2.2 acres
- South park is 27.8 acres
- Park Commission recommended the center park be an HOA
- Residents will be no more than ½ mile distance to one of the tree neighborhood parks

Wetlands:

- 20.3 acres of wetlands
- Buffers are 22.4 acres
- Wetland impacts is .71 acres.
- Wetland mitigation 1.19 acres
- Storm water treatment 30 acres
- 5 ponds being created

Ravines:

- Incorporating several ravines into development to help treat storm water
- Repairing existing damage

- Preventing future erosion

Wooded areas:

- 137.9 acres of woods
- 45.9 acres being preserved
- Shoreline protection areas
- Backyard trees will also be saved
- Maple Basswood forest 33.7 acres preserved

Wildlife corridors:

- He presented the open space and potential wildlife corridors

Information/Features:

- Pulled back houses to create distance between homes and Hwy. 7
- Variety of housing along Hwy. 7
- No driveways access from collector
- Single-family and Multi-family homes accessed via the ally
- Unique roundabout

Boat slips:

- 8,816 feet of mainland
- 615 around the island which is above the high water mark
- Total of 9,431 feet
- LMCD (general rule) – Multiple Dock
  - o 8,816 ft of shoreline + 50 ft per boat slip = 176 slips
  - o 1 boat slip per 50 ft
  - o Used in Trillium Bay
- Minnetrista ordinance
  - o R-1 Zoning – Riparian rights
    - 141 boat slips
  - o R-1 Zoning – Multiple Docks
    - 88 boat slips
  - o PUD – Multiple Dock
    - PUD provides flexibility to approve a greater number of boat slips
    - 8,816 ft of Shoreline + 50 ft per boat slip = 176 slips
- He presented Trillium bay with 850 feet of shoreline and 17 slips

Barr Engineering review:

- Evaluated the existing shoreline, vegetation, fish and water quality and they identified;
  - o Existing water quality degraded
  - o Docks and associated boast are not likely to result significant further degradation
  - o Carp present in the area further degrade the water
- He presented the areas Barr recommended for docks
- He presented the dredging area and depth
- He presented R-1 zoning for riparian lots alternate layout which would be 40 lots – 141 boat slips
- They are recommending a multiple dock license with 34 lots having 140 boat slips.
  - o Benefits include:
    - Uninterrupted shoreline
    - Majority of the boat slips are hidden from view because they are in the channel

- Lotus flower areas are preserved
- LMCD
  - Inspects multiple docks annually
  - Ensures consistence
  - Eliminates docks moving into unlicensed or protected area.
- He presented cross sections of the docks
- Design options for maximizing maneuvering area in channel include slanting the docks.

Rothstein stated the purpose of the PUD review is to serve as the first step in the PUD rezoning and subdivision process. Rothstein presented the policies in the Comprehensive Plan.

A summary of the visioning session were included in the packet dated 4/26/10.

Rothstein presented neighborhood 1:

- 74 lots
- Custom large and small lots
- 90 acres
- .8 units per acre
- 1 unit per net acre
- Wetland on shoreline
- Land coverage is oak and deciduous forest
- 20 acres of wetlands
- 8800 lineal feet of lakeshore
- Steep slopes
- Open area
- Storm water and wetland features proposed
- Open space is mostly private
- Proposing clubhouse and overlook
- Sidewalk on one side of street
- Tree landscaped

Neighborhood 2:

- 197 lots
- Medium / small/ and town homes
- 71 acres
- 2.7 units per acre net density of 3 units per acre
- 7 acres of wooded area
- 4 acres of wetland
- Buffer between lots and Kings Point Road
- Trail along street
- Two landscape entrances
- Two parks proposed, one passive and one more active use (HOA park)
- Trail proposed along Kings Point Road

Neighborhood 3:

- 119 lots proposed

- Custom graded
- Large medium and small lots
- 73 acres of maple bass wood forest
- Wetlands
- 8 custom lake lots
- 22 acres of public open space
- Sidewalks along one side of road
- Two small private driveways to save trees

Neighborhood 4:

- 409 units
- 2.6 units per acre
- Topography – rolling and high point of site
- Forest along conservation easement
- 25 acre public park
- Would connect to Carver Park Reserve
- Open area proposed for storm water management
- Proposing four allies
- Proposing private roads for townhomes

Neighborhood 5:

- 272 homes
- 115 multi-family
- 61 acres
- 4.5 units per acre
- Gateway to neighborhood
- Commercial design
- Proposed roundabout for the entrance to the site
- Realign County Road 11 with Kings Point Road

Staff recommendations:

- Setbacks and lot sizes acceptable (4 stories maximum)
- Detail and stewardship and vegetation management plan put in place for proper maintenance of protection for stormwater and vegetation, specifically shoreland area
- All docks under multiple dock license and clustered
- Continue to work with various agencies to address concerns
- Watermain and store facilities are upsized and installed according to the comp plan water system plan and paid for by the city
- All roadways be a minimum of 26 feet face-to-face with the exception of private roads
- All alleys are shown as private
- The re-construction of Kings Point Road and the re-aligned intersection includes upgraded utilities
- The elimination of one or two access to Kings Point Road is explored
- The re-configuration of the development is explored to reduce the percentage of traffic using Lotus Drive
- Lotus Drive is re-construction during the first phase of development at uses that access (and includes appropriate utilities)

Evelyn Gregg (4100 Kings Point Road) stated she went out with a ruler measuring the well from the middle of the road to her window and it is approximately 60 feet. She felt a trail would be on top of her well. She questioned how close the roundabout would be to Carver Park and said a lot of cars slide off that road in the winter because of lack of sun in the mornings makes the road very slippery. She questioned how many years silt needs to sit to be used or built upon (the dredging from the channel). The developer stated they would be using it for top soil. She recommended a trail behind her house instead in front of her home. She stated years ago the city already took some of her yard to widen Kings Point Road. Rothstein stated there is not a trail shown in that area and they would be looking at the right of way.

Jim Blakeway (3466 Kings Point Road) applauded the city's efforts to having the density reduced. He felt roundabouts were a positive and that it was a nice looking development. He wished MN state law did not allow maintenance dredges because he felt that area was wetland. He felt 140 boats was a significant addition to the bay and recommended that number be scaled back to the previous developers proposal of 88 boats. He would be more comfortable with 88 to 100 slips.

Michael Pressman (5670 Drive, Shoreview) discussed the Metropolitan Council having a map showing this area as "natural resources". He stated the most important parts of forests are found in the interior of forests. He felt the narrow configuration would result in all 'edge' and no forest and that the development would result in the elimination of the maple basswood forest. He recommended protecting as much of the forest as possible.

Don Deveau (Three Rivers Park District) has reviewed the concept plan and has provided comments to staff. They are looking forward to future discussions. Chair Heck questioned if they would have plans to connect the trails to the park. He stated they are interested in connecting from the west and north side. Strandell questioned what the park preserve opinion of a forest is. Don stated they have been interested in trail connections in greenway corridors. He felt the impacts would be substantial to the forests.

John Barton, Director of Natural Resources, stated when a block of woods is narrowed there is edge species and narrowing the forest would lose the species which live in the center of the woods. He stated there was a 20 to 30 foot impact along any trail. Rothstein stated there has been significant research on the quality of the forest in the development. Rothstein felt the forest already constitutes the "edge" of the forest.

Mark TenEyck (7955 Deer Creek Circle) here on behalf of the MCWD stated the watershed has been participating in this project with rules that apply. They have a land conservation program who have been talking with the city and developer and TRPD is looking for ways the land conservation may be able to mitigate some impacts. He stated there are four to five wetlands in the woods. He would like to see the woods protected more than what is proposed.

Ben Wikstrom (Meadow View in St. Bonifacius) stated he is here on behalf of Bahram Akradi, Mr. Wikstrom read a memo from Bahram Akradi who is against the high density of the project.

Stulberg questioned if they are looking at commercial on both sides of Kings Point Road. Rothstein stated they would be looking at commercial on both sides of Kings Point Road. It was noted the commercial area is approximately 6.5 acres.

Comments from Planning Commission:

- Strandell questioned if there is a proposal for the club house. Mr. Pflaum felt it would be in the first phase.
- Docks:
  - o Strandell questioned if a lot is allowed more than one dock could they be rented out. Paul Robinson stated they would use the covenants to control how residents use the docks. It would not be allowed to rent out the slip.
  - o Strandell recommended something in the HOA bylaws to clarify the docks are not allowed to be rented.
  - o Discussion was held on slips and docks. Matt felt the larger lots would have a use for four slips.
  - o Chair Heck questioned if the lake would be deep enough in that area for large boats. Mark stated that was worst case scenario.
  - o Stulberg read subd. 3 of the Minnetrista City Code regarding slips.
  - o Rothstein stated the city also permits the multiple dock license every year.
  - o Warner questioned how residents get to their slip/dock and are there parking areas at the parks.
  - o Matt showed the main area of the multiple slips which is adjacent to the club house location and there is a parking area. The northern end of the channel would have access. He stated one of the parks would have parking areas.
  - o Stulberg questioned a public launch. Rothstein stated the developer does not see anything to their advantage to having a public launch.
- Roads:
  - o 26 foot face-to-face roadway minimums or 24 feet in certain areas. 26 feet would allow for parking on one side. Two sidewalks on all streets could pose a problem.
  - o Chair Heck discussed the private road to the peninsula. Rothstein pointed out the private roads.
  - o Strandell questioned who is responsible for taking care of the private roads. Dave Newman stated the HOA is responsible for maintaining the private driveway. They are asking for them to have narrower streets for less environmental impact. HOA would also be responsible for the private allies.
  - o Warner questioned if the utilities would be on the private roads. Robinson stated they would be on the side of the private road.
  - o Kurt, Design Engineer, stated the utilities are under the public utility easement.
  - o Warner questioned the design standards of the private roads.
    - Kurt stated it is a road section. He stated they are not proposing the 24" of sand that the city requires.

- Sandholm questioned any comments from Public Works on the cul-de-sacs. Rothstein stated staff was looking for feedback from the Planning Commission.
  - Chair Heck questioned if there would be a park or a bench at the area of the roundabout.
  - Warner stated he is in favor of the 24' roadways getting from the city roads to the first housing driveway but felt it needed to be wider after that point.
  - Stulberg recommended 26' and could be down to 24' to protect the environment.
- Traffic control to be used at the realignment of Kings Point Road and County Road 11.
    - Rothstein has been working with developer, MNDOT, and TRPD on the roundabout.
    - Warner recommended the roundabout. Strandell recommended the roundabout.
  - Keep Lotus open until the construction. Developer stated the developer and engineer have looked at staging Kings Point Road and Lotus and the alternate routes while this is being upgraded.
  - Setback deviation from bluff lines:
    - Staff recommended a stewardship plan be put in place.
    - City and development team will be meeting to discuss this issue before preliminary plat.
    - Commission comfortable with staff taking the lead on this issue.
  - Landscaping features:
    - Rothstein stated the plow movement is two to three times more in a cul-de-sac. Does the commission want the landscaping minimized in the cul-de-sac.
      - Stulberg recommended reducing what is needed for the maintenance department and yet making this as good of a product / development as possible. He felt there needed to be upgraded design flexibility. Chair Heck felt finer definition needed to be seen on the landscaping.
      - Warner was in favor of more landscaping.

Strandell commented on the letter from TRPD and felt their comment on the underpass needed to be discussed/addressed.

Stulberg questioned the 75' height on the condominiums in the developers plan. The developer felt they would only need approximately three stories.

Chair Heck questioned if they were using woodchips on the trails. The developer stated they are not.

Warner recommended starting the development on the north end.

Watson questioned the marketing of the development. The developer stated after preliminary plat and final plat they would come back with phase one and if need be they can come back with changes.

The developer stated access would be provided to the residents on Kings Point Road.

Warner questioned if there are any areas for water storage. Mr. Robinson stated there is a water tower on the site and they would be continuing to discuss this issue.

Motion by Strandell and second by Watson to recommend moving this item move forward to the City Council to preliminary plat with staff recommendations and changes discussed this evening. Motion carried 6-0-0.

### 3) Public Hearings:

#### a) **CODE TEXT AMENDMENT- Consider Ordinance 389 Amending Section 500.17 and 500.19 Subdivision Classifications and Subdivision Submittal Requirements to provide an update to these sections to conform to the PUD changes and provide general updates**

Rothstein stated as part of revising the PUD regulations the Planning Commission approved at their March meeting, staff presented the subdivision regulations section for review. Staff presented the changes per the executive summary dated 4/26/10.

The items being updated include eligibility, submittal requirements, and process requirements.

Warner recommended in the 'combining' to have some limitation on the size of the lots that can be combined. Rothstein stated she could look into this. Any new parcels would be subject to park dedication.

Rothstein explained the Class I, II, and III subdivisions.

Chair Heck opened the public hearing at 10:05 p.m.  
Hearing nothing, Chair Heck closed the public hearing at 10:05 p.m.

Motion by Warner and second by Sandholm to recommend to City Council approval of the Code Text Amendment – consider ordinance 389 Amending Section 500.17 and 500.19 Subdivision Classifications and Subdivision Submittal Requirements to provide an update to these sections to conform to the PUD changes and provide general updates. Motion carried 6-0-0.

### 4) Informational Items:

#### a) **Staff Reports**

Stulberg recommended Jordan speak at the tree planting since she has been so involved.

Stulberg noted the metro storm water ponds are "chemical soup" article.

May 8<sup>th</sup> is City Wide Cleanup.

**b) Council Report**

Mayor Fischer stated Public Works is moving into their part of the building.

Council has been on retreat this week and last week.

Staff has been working with MCWD on their rules.

**5) Adjournment**

Motion by Strandell and second by Watson to adjourn. Motion carried 6-0-0. The meeting adjourned at 10:15 p.m.

Respectfully Submitted,

Terri Haarstad  
City Clerk