

**CITY OF MINNETRISTA
PLANNING COMMISSION MEETING
JUNE 27, 2011
7:00pm**

These minutes are intended to provide a record of the topics discussed and decisions made by the Minnetrista Planning Commission. In addition, they are intended to provide the reader with anecdotes from the discussion and a summary of the decision making process.

1) CALL TO ORDER

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

Commission members absent: none

a) Approval of Agenda

Chair Heck stated, hearing no objections, the agenda is adopted.

b) Approval of Minutes – May 23, 2011

Motion by Stulberg and second by Strandell to approve the minutes from the May 23, 2011 regular Planning Commission meeting as presented. Motion carried 7-0.

2) PUBLIC HEARINGS:

i) CONDITIONAL USE PERMIT AMENDMENT: Application from Scott Buell to amend the CUP to update equipment on the tower located at 2900 Highland Road, PID # 20-117-24-42-0001, Agriculture Zoning.

Abel presented the informational report found in the Planning Commission packet dated June 27, 2011.

Chair Heck opened the public hearing at 7:03 p.m.

Hearing nothing, Chair Heck closed the public hearing at 7:03 p.m.

Motion by Stulberg and second by Strandell to recommend to City Council approval of the Conditional Use Permit Amendment: Application from Scott Buell to amend the CUP to update equipment on the tower located at 2900 Highland Road, PID #20-117-24-42-0001. Motion carried 7-0.

ii) COMPREHENSIVE PLAN AMENDMENT FOR WOODLAND COVE DEVELOPMENT AREA: Application to conduct the following changes to the Minnetrista Comprehensive Plan:

(1) Text Amendment to add a Land Use Category *Mixed Residential* to the Comprehensive Plan;

(2) Text Amendment to aggregate the three separate land use areas in the 2006 amendment map of the Comprehensive Plan;

- (3) Map Amendment to re-guide Woodland Cove parcels from low density, medium density, and high density residential to *Mixed Residential* land use category; Multiple PID #s**
- iii) ZONING AMENDMENT FOR WOODLAND COVE DEVELOPMENT AREA:**
Application from Woodland Cove, LLC to adopt Ordinance 399 to rezone the property located generally at the northwest corner of Kings Point Road and State Highway 7 from R-1, R-4, and R-5 to PUD (Planned Unit Development); Multiple PID #s
- iv) PRELIMINARY PLAT FOR WOODLAND COVE DEVELOPMENT AREA:**
Application from Woodland Cove, LLC to develop 1,071 units on the property located generally at the northwest corner of Kings Point Road and State Highway 7; Multiple PID #s;
- v) MULTIPLE DOCK LICENS FOR WOODLAND COVE DEVELOPMENT AREA:**
Application from Woodland Cove, LLC to permit a multiple dock on the property located generally on the southwest side of Halstead Bay off of Kings Point Road; Multiple PID #s

Peter Pflaum (18070 Breezy Point Road) gave a presentation of the Woodland Cove development.

Rothstein stated the information on the Woodland Cove development is available to the public on the city website. Rothstein described:

- The background on the site.
- The public process.
- The formal applications submitted for review.
- The highlights of the Comprehensive Plan for density.
- Minnetrista City vision statements pertaining to this development.
- Neighborhood issues:
 - Docks / slips
 - Traffic

Chair Heck opened the public hearing at 8:31 p.m.

Gary Gregg (4100 Kings Point Road) stated because the elevation difference between his house and the field is 14 feet he is asking for the developer to put in a 10 foot berm with 10 foot Norwood Spruce trees. He stated the developer stated they would be put in a 2 foot high berm with smaller trees which Mr. Gregg feels is unacceptable. He stated he has not received any phone calls from the developer and said the developer has not talked with him. He stated concern with the little amount of infrastructure to move vehicles through the development.

Sue Paxton (4385 Trillium Lane West) stated concern with the amount of units going into the development; feels the services needed for this new development will be a burden on the City of Minnetrista; and is against the development.

John Morrison (3310 Williams Lane, Mound) stated concern with the number of boat slips being allotted.

Anne Savage (4150 Kings Point Road) expressed concern with the number of units in the development and the traffic. She stated concern with the reconstruction of Kings Point Road, how the residents will get to their homes, how long the reconstruction will take, the number of large vehicles, and the disruption to the existing residents. She questioned why the residents on Kings Point Road could not hook up to the city sewer and water if it came down their road.

Greg Snyder (4295 Trillium Lane) expressed concern on the density, traffic, the amount of phosphorous in Halstead Bay, and the additional boats on Halstead Bay. He recommended the development be put in near the NE corner of Minnetrista near St. Bonifacius.

Margery Hughes (4300 Trillium Lane West) stated she is concerned with traffic on Lotus. She discussed the agreement that was put in place when Trillium Bay Development was built regarding Lotus Drive. She felt the value of their property would be impacted.

Candace Liddy (4250 Kings Point Road) gave a letter to the Commission and staff recommending a solution for part of the traffic problems. She felt if the intersection is moved it would eliminate the extra traffic on Lotus. She stated concern with water runoff from the culverts proposed to be put under Kings Point Road.

Michael Pressman (5670 Wedgewood Drive, Shorewood) discussed the Maple Bass Wood forests and stated concern with the preservation of the forest. The ecological value of the forest will not be retained with this development.

Bob Mortenson (4275 Trillium Lane West) expressed concern with the number of units and questioned why this development is allowed any exceptions. He felt the amenities of this development have no enhancements to the surrounding neighborhoods and felt the residents are not being heard. He is concerned the residents will pay for the infrastructure for the development.

Jim Liddy (4250 Kings Point Road) questioned who would maintain the integrity of the private parks and the club house in the development and the impact on response times for public safety. He felt the amount of traffic on Kings Point Road was underestimated. He questioned if the residents on the west side of Kings Point Road, who own horses and ride on Kings Point Road, would be able to access the tunnel to the park.

Sally Hofmeister (4320 Trillium Lane West) felt the topography of the land is not conducive to the development. She expressed concern with the limited access points, the density, and the traffic congestion.

Stephanie Synder (4295 Trillium Lane West) expressed concern with the effect on the school system.

Sue Paxton (4385 Trillium Lane West) discussed the agreements with Lotus Drive that were in their covenants and homeowners associations that have already been amended.

J C Savage (4150 Kings Point Road) questioned who would be paying for the upgrade of Kings Point Road. Questioned why the residents on the west side of Kings Point

Road would not have access to the sewer and water feeding the new development and expressed concern with their ability to continue having horses.

Roma Stocks (4250 Trillium Lane East) expressed concern with the density and questioned why her development needs to be changed for this development. She is concerned with their community being disrupted from this development (Lotus Dr).

Discussion and Questions from Planning Commission included:

- Can the berm for Mr. Gregg be worked out with the developer?
 - Mr. Pflaum stated it could be.
- Density range – this area has a specific minimum unit number in the comprehensive plan and this parcel must be 1,071 units or it does not conform to the comprehensive plan. The council solidified this area as 1,071 units. This development will be phased over 10 to 15 years.
- Kings Point Road taxes and paying for the upgrade of the road.
 - Kings point road is undergoing a feasibility study. The feasibility study is running sewer and water as an option for the existing residents and the development. All benefited property owners will be notified of the public hearings.
- Can residents ride horses if Kings Point Road is upgraded and can they access the tunnel?
 - Chuck Richart, WSB, riding the horses can be considered in the design of the road. Engineering can work with Three Rivers Park District on the access for the underpass.
- Will there be shoulders by the roundabout?
- Infrastructure for the development will be paid for by the developer. The City Council will make the decision on any costs for the upgrading of Kings Point Road.
- The agreement with Three Rivers Park District and Lotus Drive is being met. Mr. Richart stated engineering worked with Three Rivers Park District and Three Rivers Park District came up with a number of 2,000 trips per day as low volume.
- Does the Metropolitan Council consider the accessibility to roads when they recommend density?
- The Westonka school district and Waconia school district are following the phasing of this development.
- Mr. Richart, WSB, stated several alternatives for the alignment of Kings Point Road were looked at and the primary issue MNDOT has is sight lines and how they work along the roadway.
- The developer is not allowed to have more runoff then the current amount of runoff.

Kathi Johnson (Trillium Bay) questioned if there is a third agreement with TRPD pertaining to Lotus Drive and questioned if there is a similar density development anywhere in Minnetrista that has the same access. She questioned if the current city council can change the Comprehensive Plan for the development of Minnetrista. Rothstein stated the agreement with Three Rivers Park District deals with more than just Lotus Drive; it also includes a regional trail. The development on Willshire Avenue in Mound has a similar amount of trips that the Woodland Cove development will.

Attorney Batty stated the comprehensive plan can be amended; however this was not a decision that was made recently or lightly. The comprehensive plan is complicated and requires a great deal of input. Rothstein stated the Maple Basswood Forest is an area of biological significance. The city wants the developer to restore this area. There is a restoration plan in place to reforest. The plat preserves 44% of the wooded area with protective easements.

Chair Heck called for a recess at 10:18 p.m.

Chair Heck resumed the meeting at 10:27 p.m.

Rothstein stated the city and developer have been working with Mound and St. Bonifacius on the safety issues. The developer has widened the roads in some areas. The city has received a grant to study the police and fire department to find the most efficient way to service all of the city of Minnetrista. The boat slips have been approved by the LMCD, and the city council will consider the dock license with the preliminary plat

Erichson stated access would be available on Kings Point Road at all times to all property owners during construction and only half the roadway would be constructed at a time.

Rothstein stated the developer made an area available for public safety facilities if there was ever a need for it in the future. She indicated that the preliminary review by the watershed stated the developer does meet the rules for phosphorus and that the commercial aspect is a policy decision that can be amended if the policy decision makers choose to do so. She informed the commission that there are other private trails in other developments that have signage stating it is a private trail. It is up to the homeowners association on how they want to maintain the private trails or parks. The clubhouse is just for the residents of the development.

Erichson stated there is sewer along a portion of Kings Point Road and it is a forced high pressure main. The existing residents tying into the sewer and waterlines would be evaluated along with the feasibility study.

Chair Heck closed the public hearing at 10:42 p.m.

Further discussion from the commission included:

- Hardcover –
 - Paul Robinson – 40% is being proposed without roads. Overall the site is 40% not including roads.
- How is each lot figured out for hardcover?
 - There has to be some type of maximum and would be tracked on a lot by lot basis. The developer will work with staff to develop a lot by lot percentage for hard cover.

Motion by Warner and second by Watson to recommend to City Council approval of the Comprehensive Plan Amendment for Woodland Cove Development Area: Application to conduct the following changes to the Minnetrista Comprehensive Plan based on findings of fact. Motion carried 7-0.

- (1) Text Amendment to add a Land Use Category *Mixed Residential* to the Comprehensive Plan;

- (2) Text Amendment to aggregate the three separate land use areas in the 2006 amendment map of the Comprehensive Plan;
- (3) Map Amendment to re-guide Woodland Cove parcels from low density, medium density, and high density residential to *Mixed Residential* land use category; Multiple PID #s

Motion by Stulberg and second by Watson to recommend to City Council approval of the Zoning Amendment for Woodland Cove development area: Application from Woodland Cove, LLC to adopt Ordinance 399 to rezone the property located generally at the northwest corner of Kings Point Road and State Highway 7 from R-1, R-4, and R-5 to PUD (Planned Unit Development); multiple PID #s. Motion carried 7-0.

Motion by Stulberg and second by Warner to recommend to City Council approval of the Preliminary plat for Woodland Cove development area: Application from Woodland Cove, LLC to develop 1,071 units on the property located generally at the northwest corner of Kings Point Road and State Highway 7; multiple PID #s with the addition of item z: lot by lot hardcover percentage document. Motion carried 7-0-0.

Motion by Sandholm and second by Heck to amend the above motion to include the multi-family building is a maximum of three living levels. Motion carried 7-0.

Motion by Stulberg and second by Warner to amend the above motion to include in the core value to do whatever can be done to protect the environment and forest and any if there are any future modifications to the development it is the intent of the city to maintain the Maple Basswood forest. Motion carried 7-0.

Motion by Stulberg and second by Pollmann to recommend to City Council approval of the Multiple Dock License for Woodland Cove Development area: Application from Woodland Cove, LLC to permit a multiple dock on the property located generally on the southwest side of Halstead Bay off of Kings Point Road; Multiple PID #'s. Motion carried 7-0.

3) INFORMATIONAL ITEMS:

- a) **Staff Reports:** None
- b) **Council Reports:** Available in the Planning Commission packet dated June 27, 2011.

4) ADJOURNMENT

Motion by Watson and second by Pollmann to adjourn. Motion carried 7-0. The meeting adjourned at 11:11 p.m.

Respectfully submitted,

Terri Haarstad
City Clerk