

**PLANNING COMMISSION MEETING**  
**March 28, 2011**  
**7:00pm**

**1) Call to Order:** Commission members present: Warner, Watson, Strandell, Sandholm, and Stulberg. Commission absent Chair Heck and Pollmann. Staff present: Senior City Planner Breanne Rothstein, Council Liaison Mayor Fischer.

**a) Approval of Agenda**

Vice Chair Stulberg opened meeting at 7:05 p.m. and called for approval of the agenda, hearing no objections, the agenda was approved.

**b) Approval of Minutes – February 28, 2011**

Motion by Watson and second by Warner to approve the February 28, 2011 Minutes as presented. Motion carried 5-0-0.

**2) Public Hearings:**

a) **CODE TEXT AMENDMENT:** Consider Ordinance 396 Amending Section 505.18-R-2 (a) Residential Zoning District to lower the maximum density allowed in that district.

Rothstein presented staff report, outlining the need for the ordinance amendment (per City Council's direction to explore lower the maximum density from 5 units to 4 units per acre).

Sandholm asked which ordinance number was correct, and asked why setbacks were incorporated.

Stulberg opened the public hearing at 7:15.

Ralph Harrison, 4935 Grandview Ave, referenced a letter he sent in November when the Red Oak rezoning was first contemplated. He stated that the acreage around his area (and the Red Oak golf course) is low density and the density range should be as close to 3 as possible. He stated he does not support 4 units per acre.

Fred Royle, 1105 County Road 19, stated that he would like the Planning Commission to keep the density to the minimum and that the impact of increased traffic due to increased density would create problems for the neighborhood.

Dean Bailey, 1055 County Road 19, stated that he would like to see the density more in line with what other parcels are guided in that area (.5 acre minimum lot sizes).

The Planning Commission discussed the proposed ordinance. It was indicated that 3 to 4 units per acre was already a small range, and that the plat process would enable them to look at details of the development. The Commission thought it important to maintain flexibility.

Motion by John Strandell, and seconded by John Watson, to approve Ordinance 396 as proposed by staff, with no additional changes. Motion carried 5-0-0.

**3) Staff and Council Reports:**

Staff reported on an update with Woodland Cove. Mayor Fischer updated the Planning Commission on items the city council was working on.

**4) Adjournment:**

Motion by Warner and second by Stulberg to adjourn. Motion carried 5-0-0. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Terri Haarstad  
City Clerk