



**PLANNING COMMISSION MEETING MINUTES**  
**October 28, 2013**  
**7:00pm**

**1) Call to Order**

Stulberg called the meeting to order at 7:00pm

In attendance: Planning Commissioners Mike Stulberg, John Watson, Michael Molitor and Lora Sandholm, Mayor Cheryl Fischer, Community Development Director David Abel and City Clerk Terri Haarstad.

Absent: Planning Commissioners: Mark Heck, John Strandell and Bob Pollman

**a) Approval of Minutes – September 23, 2013**

**b) Approval of Agenda**

By unanimous consent the agenda was approved as presented.

Motion by Sandholm, second by Watson to approve the Planning Commission minutes dated September 23, 2013. Motion carried 4 – 0.

**2) General Business:**

**a) CONCEPT/SKETCH PLAN REVIEW: Application from D.R. Horton to develop 22 lots on the property located at 950 County Road 110N, R-2 Low-medium single family density, PID# 12-117-24-22-0027 & 12-117-24-23-0001**

Abel presented the staff report as found in the Planning Commission packet dated October 28, 2013. He pointed out that the Park Commission normally reviews and makes recommendations regarding park dedication before the Planning Commission reviews concept / sketch plan applications. Unfortunately, the last Park Commission meeting was cancelled due to a lack of a quorum. The Park Commission will be reviewing this application at their regularly scheduled November meeting.

Discussion included:

- Proposed density
- Required setbacks
- Access and easements
- Shared Open Space
- Docks, dredging and boat slip placement
- The possibility of a privacy buffer
- The presence of restricted covenants

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- Benefits of a PUD
- Average lot size of adjacent development
- The possibility of a bike trail along the East side of the highway
- The impact of shore land overlay district
- The plan to connect neighborhoods with trails and park
- Where the City-owned property fits into the plan

Abel explained that the Metropolitan Council will accept no less than 16 units and, in accordance to Minnetrista City Code, for the developer to go under the 2.1 units per acre currently proposed, rezoning or a variance would be required.

John Hammer (9220 Fawn Ridge Circle, Bloomington 55337) spoke on behalf of DR Horton and indicated that they are committed to retaining as many trees as possible.

Stulberg acknowledged the presence of a number of people in the audience. He pointed out that a public hearing was not required at this stage and that this proposal is at a very preliminary stage. He then offered the floor for short comment.

Chris Johnson (5520 Ridgewood Cove) introduced himself as the President of the Ridgewood Cove Homeowners Association. He indicated that the property being discussed is zoned R-2 while surrounding properties are zoned R-1 and expressed concern about the differences in density and lot sizes and requested that a buffer be provided. He expressed concern about increased traffic near existing school bus stops and stated he looks forward to working with the developer regarding docks.

Julie Johnson (5520 Ridgewood Cove) expressed concern about preserving the strip of existing mature hardwood forest and wildlife habitat.

John Wallace (5451 Woodland Rd, Minnetonka) stated that this property was the family farm but that they want to move on from caring for this property. The family watched and welcomed neighbors as the forest and farm areas surrounding his property developed and he hopes these neighbors will, in turn, cooperate, negotiate and welcome new neighbors as this piece of land also develops.

Recommendations from the Planning Commission included increased setbacks to help create buffers, planned buffer areas, a plan or design for keeping personal property off of the city-owned property, a meeting with residents of neighboring properties within 500 feet of the development area, consider giving all homes access to the same street.

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The Planning Commission also requested clarification on the planned use for the City-owned parcel.

Motion by Sandholm second by Watson to recommend that the City Council directs the applicant to move forward to rezone the property to PUD, submit a preliminary plat application that includes the changes, comments and submittal requirements as outlined in the staff report located in the Planning Commission packet dated October 28, 2013 as well as the recommendations made by the Planning Commission. This includes but is not limited to increased setbacks to help create buffers, planned buffer areas, a plan or design for keeping personal property off of the city-owned property, a meeting with residents of neighboring properties within 500 feet of the development area, consider giving all homes access to the same street and receiving clarification on the planned use for the City-owned parcel. Motion carried 3 – 1. (Molitor)

**3) Informational Items:**

**a) Staff Reports**

Abel informed the Commissioners that Highway 7 and County Road 11 will be opened at 3pm on October 31<sup>st</sup>. He updated them on the neighborhood meeting with the developers of Red Oak Golf Course.

**b) Council Reports**

Fischer updated the Planning Commission about projects, staffing issues, the budget process and the Tonka Brew Fest.

**4) Adjournment**

Motion by Watson second by Molitor to adjourn. Motion carried 4 – 0. Meeting adjourned at 8:04pm.

Respectfully Submitted,

Terri Haarstad  
City Clerk

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