



PLANNING COMMISSION MEETING MINUTES July 29, 2013 at 7:00pm

These minutes are intended to provide a record of the topics discussed and decisions made by the Minnetrista Planning Commission. They are also intended to provide the reader with anecdotes from the discussion and a summary of the decision making process. They are not considered to be a record of the meeting proceedings until they are approved by the Minnetrista Planning Commission

1) CALL TO ORDER

Heck called the meeting to order at 7:00pm.

Commission members present: Chair Mark Heck, Lora Sandholm, Vice Chair Mike Stulberg, John Watson and Michael Molitor.

Staff present: Senior City Planner David Abel, City Clerk Terri Haarstad and Council Liaison Cheryl Fischer

Commission members absent: Bob Pollmann and John Strandell

a) Approval of Agenda

Agenda approved by unanimous consent.

b) Approval of Minutes – June 24, 2013

Motion by Stuhlberg second by Sandholm to approve the minutes with the following change:

Page 2 of 2 paragraph 5: Motion by Watson and second by Strandell to recommend that the City Council approves a Conditional Use Permit for a Farm Winery at 6480 County Road 26 with the conditions as outlined in the staff report.

~~Motion carried 6 – 0.~~ Motion carried 5 – 1. (Pollmann)

2) Business Items:

a) SITE PLAN REVIEW: Application from Woodland Cove, LLC, to construct a clubhouse and pool complex at 3801 Kings Point Road, PUD Zoning District; Multiple PID's

Abel presented the staff report included in the Planning Commission Packet dated July 29, 2013. Paul Robinson (Woodland Cove) made himself available to answer commissioners' questions.

Discussion included:

- Licensure required
- Permits required
- Rental options for events
- Capacity limits
- Trail easement

Motion by Stuhlberg Second by Watson to recommend the City Council approve the Site Plan Review Application from Woodland Cove, LLC, to construct a clubhouse and pool complex at 3801 Kings Point Road, PUD Zoning District; Multiple PID's with the twenty-one conditions listed in the staff report. Motion carried 5 – 0.

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

b) CONCEPT/SKETCH PLAN REVIEW: Application from SCC II, LLC, for Red Oak Woods to develop 61 housing units on the 21 acre parcel located at 855 Red Oak Lane, R-2(a) Zoning, and PID # 12-117-24-11-0004

Abel presented the staff report included in the Planning Commission Packet dated July 29, 2013.

Discussion included:

- Reasons for lot size requirements
- Size of Grandview and safety concerns with increased traffic
- Condition of Co Rd 19 and the lack of a shoulder
- Issues for the Park Commission including: parking, land vs cash in lieu, fencing and signage
- Housing setbacks
- Whether varied lot sizes were considered to have a higher density closer to the road and larger lots in back
- Cul-de-sac size

Pat Hiller (18215 45th Ave No; Plymouth – representing the applicant) answered questions regarding:

- Density and lot sizes
- The challenges of creating a plan that accommodates natural features and meets density requirements
- Housing styles
- Ownership status of and access to Red Oak Lane
- Wetland ownership
- Right of way
- Engineering challenges such as sanitary sewer and water main

Motion by Heck to recommend the City Council approve the Concept / Sketch Plan Review with the recommendations made by the Planning Commission. Motion failed due to lack of a second.

By unanimous consent the Commission recommended that the applicant consider the feasibility of building the cul-de-sac as drawn on the sketch plan; working on a solution for shoulders on Co Rd 19; incorporating two lots into the existing park; adding fencing and signage to the park property to prevent encroachment; and, using the flexibility of the PUD to be creative with lot sizes to make a great development instead of the cookie cutter development shown. The Planning Commission also requested that the applicant provide feedback from neighborhood meetings to the Planning Commission.

3) Informational Items:

a) Staff Reports

Abel updated Commissioners about the following:

- Hwy 7 closed today for the Kings Point Rd Roundabout project
- The Woodland Cove Phase 1 Final Plat and Clubhouse will be heard at the August 19th City Council meeting
- Woodland Cove plans to break ground as soon as possible to meet their goal of closing on homes a year from now

b) Council Reports

Fischer informed Commissioners about the Tour de Tonka, Grand Fondo, the Tonka Brewfest, the Rotary Golf Tournament and National Night Out

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4) Adjournment

Motion by Watson Second by Sandholm to adjourn at 8:26pm. Motion carried 5 – 0.

Respectfully Submitted,

Terri Haarstad
City Clerk

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