



PLANNING COMMISSION MEETING MINUTES
January 27, 2014
7:00pm

1) Call to Order

In attendance: Planning Commissioners Chair Mark Heck, John Strandell, Michael Molitor, Lora Sandholm and Mike Stulberg, City Council Liaison Mayor Cheryl Fischer, City Attorney Ron Batty, Community Development Director David Abel, City Administrator Mike Funk, City Engineer Mark Erichson and City Clerk Terri Haarstad

Absent: Patricia Thoele and John Watson

Heck opened the meeting at 7:00pm.

a) Approval of Agenda

By unanimous consent the Planning Commission approved the agenda as presented.

b) Oath of Office and swear in Planning Commission Members:

- **Mike Stulberg**

Fischer issued the oath of office.

c) Elect Chair and Vice Chair for 2014

Motion by Stulberg second by Strandell to appoint Heck chair and Stulberg Vice Chair for 2014. Motion carried 5 – 0.

d) Approval of Minutes – November 25, 2013

Motion by Sandholm second by Stulberg to approve the minutes as amended. Motion carried 5 – 0.

Page 1: Change “Heck opened the meeting” to “Stulberg opened the meeting”

2) Public Hearing:

a) Consider Re-development of Red Oak Golf Course located at 855 Red Oak Lane, R-2(a) Low Medium Residential, PID# 12-117-24-11-0004.

- **ZONING AMENDMENT: Application from Source Land Capital, LLC to adopt Ordinance 416 to rezone the property located at 855 Red Oak Lane from R-2(a) to PUD (Planned Unit Development)**
- **PRELIMINARY PLAT: Application from Source Land Capital, LLC to develop 61 single family units**

Abel introduced staff and provided an overview of the Metropolitan Council’s role in the City’s development process and Comprehensive Plan. He then presented the staff report as found in the Planning Commission packet dated January 27, 2014.

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Erichson provided information about street access and stormwater drainage as included in the staff report in the Planning Commission packet dated January 27, 2014.

Dave Nash, (Project Engineer, EVS on behalf of Source Land Capital) explained the drainage plan in more detail including provisions for anticipated 100 year flood events.

Pat Hiller (Source Land Capitol) presented a slide show explaining reasoning behind the submitted Preliminary Plat design. Included in the presentation:

- Development design constraints due to minimum density requirements and existing property features
- Anticipated housing style, price and anticipated market
- Concerns brought up during the neighborhood meeting held by the developer on October 24, 2013 including:
 - Adjoining property access to the west and to the north
 - Stormwater management
 - Housing density concerns
 - County Road 19 traffic concerns
 - Grandview Road connection

Planning Commissioners had questions about:

- Park Commission recommendation regarding Park Dedication (cash in lieu)
- Addressing for existing residents (although it was not the intent, some existing addresses may change)
- Naming of the streets (the developer is flexible about street names)
- Proposed traffic control features (none has been recommended or required by Hennepin County Traffic Control)
- Clarification about anticipated increases in traffic volume (the anticipated increase of road usage remains within the low traffic range and will replace golf course traffic)
- Benefits of using a PUD process (topography of the site does not allow density requirements to be met with the traditional development process)
- Road improvements and construction traffic (construction traffic will be required to use the main roadway)
- Buffering (perimeter trees will be saved along the edges of the development. Interior trees will be replanted after construction)
- Avoiding potential encroachment on City park property (signage or a fence can be considered)
- Sightlines along the connection to County Road 19 (Hennepin County Traffic Control did not express any concerns)

Batty pointed out that although the Planning Commission will be voting on each item separately, the public hearings for the zoning amendment and the preliminary plat will be conducted concurrently.

Heck opened the public hearing at 7:56pm.

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Jodie Youngquist (950 Red Oak Lane) stated that she was speaking on behalf of Red Oak Lane residents. She expressed concern about traffic considering the location of school bus stops, the density requirements, road maintenance, road names, the ability to maintain current addresses, mailbox location, space for waste and recycling bin pickup, the ability to have on-going conversations with the developer and city staff during construction, the lack of proposed open space and places for children to play, the size of the homes being proposed in relation to lot sizes, rush hour traffic impacts, lack of sidewalks, park access, tree loss, lack of buffers, speeds on County Roads 19 and 151, sightline issues and drainage issues. She also stated that she would like park dedication fees paid as part of this development to be used replacing green space in this area, not used to develop a park in another area of the city.

Steven O'Connell (4890 Grandview Ave) expressed his displeasure with the Park Commission recommendation to take cash in lieu and his displeasure with the Met Council density requirements.

Batty reviewed the Comprehensive Plan process.

Jeff Martineau (1035 County Road 19) stated that he eventually plans to develop his property but had intended to have larger lots in close proximity to the golf course. He commended the developer for their work considered the landscape and Met Council rules. He expressed concern about space for kids to play and requested that some of the park dedication fees be used to make improvements to the Woods of Saga Hill park to accommodate additional use.

Alfons Foschiatti (900 Red Oak Lane) expressed concern about the road width, off-street parking and lack of green areas.

Ralph Harrison (4935 Grandview Avenue) asked about Commission authority and had questions about the basis of recommendations. He stated that he would like to see the existing park expanded. He requested that the Planning Commission recommend the City Council limit the density to the lowest number of units required and expressed concern about emergency access, traffic volume, and road access.

Funk provided an overview of the City's Commissions and Committees and explained that each body reviews applications regarding their area of expertise and makes a recommendation to the City Council. The City Council reviews recommendations from the Parks Commission, from the Planning Commission and from City Staff as well as requests from citizens and makes a decision based on these recommendations, the Comprehensive Plan and City Code.

Jeana Fox (1065 Crest Ridge Court) asked if there would be fire hydrants in the development, asked if Grandview could be reconstructed instead of being seal coated, and asked if the roads could be made wider and if more green space could be added. She also expressed concern about emergency access.

Dean Bailey (1055 County Road 19) asked if the lots could be taken and added to the park instead of taking cash in lieu. He expressed concern about kids coming onto his property which borders the Woods of Saga Hill park.

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James Dent (1130 Cove Circle) is concerned about the number access points and the bus stop near the church. He also pointed out that there is one larger 40,000 square foot lot and asked that it be reduced to make the other lots larger or taken to meet park dedication requirements.

Tanya Roberts (1050 Crest Ridge Court) expressed concern about her visual and acoustical privacy, the sightlines from her home, the appearance of the back of the new homes, the length of time it will take for the newly planted trees to grow and create a buffer. She also expressed concern about City ordinances and the fairness of allowing the developer to deviate from them when the current residents have had to adhere to them.

David McElroy (4860 Minneapolis Avenue and 4875 Grandview Ave) expressed concerns about general neighborhood changes, traffic flow, and traffic safety. He asked when the property was re-zoned, asked who set the high density boundaries, asked that the City Council change the Comp Plan to put the high density somewhere else and asked that cul-de-sacs be considered.

Fred Royle (1105 County Road 19) stated that he has concerns about the proposed widening of Grandview as his historic home (circa 1890) is already very near the road and this proposal will make it two feet closer. He asked that the widening happen on the other side of the road. He expressed concern about the effects on the subdivision he is trying to complete, concerns about traffic, child safety at the bus stop and the conditions of Grandview Avenue. He asked that the Planning Commission deny the application and asked that if they do approve the application, there is only one neighborhood outlet.

Valerie Jones (1000 Red Oak Lane) expressed concern about the density but asked that the sledding hill can be retained for neighborhood children. She also expressed concern about green space, sidewalks and traffic safety.

Bob Simon (1060 Crest Ridge Court) expressed concern about the placement and adequacy of the proposed drainage features and easements.

Cathy Stepanek (5121 Minneapolis Avenue) asked about the water source and whether a new lift station would be required to be built. She expressed concern about precedent being set by allowing this developer to deviate from the setback requirements and is unhappy that the City is working with the developer when she could not get a one foot variance from the City Council when she built her house thirty-one years ago. She also asked that the developer consider townhomes to meet the density requirement while allowing for more green space.

Walter Larson (5135 Minneapolis Avenue) pointed out that the people complaining about the bus stop safety issue have elected to send their children to Orono schools instead of from Westonka Schools. He also asked where the water would be coming from. He spoke in favor of increasing the size of Woods of Saga Hill instead of accepting cash in lieu. He also asked if the developer could opt out of sewer access, install septic systems and have lower density. He asked if the street could be made a private dead-end street and not let it be a through street. He expressed concern about drainage considering the increase in hardcover, suggested that due to increasing severity of global weather

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events, the model for predicting run-off and drainage is inaccurate and asked that the developer not be permitted to touch the existing ravine.

Erichson explained that the water main currently goes from the water tower on the Westonka Schools property to Maplecrest. The developer will be responsible for extending the water main from Maplecrest to the development.

Jodie Youngquist (950 Red Oak Lane) asked if bus stops could be put inside this new development and asked for clarification about MUSA, septic and density.

By unanimous consent a short break was taken at 9:42pm.

The meeting reconvened at 9:52pm.

Sue Harrison (4935 Grandview Avenue) asked about the role of the watershed district in the development and whether or not they were looking out for drainage issues on Walt's property. Erichson explained the developer must meet City Ordinances regarding water quality in addition to rules set by the Minnehaha Creek Watershed District. She also expressed concern that the rolling nature of the land would disappear, asked if the whole area would be leveled and asked if an environmental study had been conducted.

Erichson pointed out that there are existing drainage issues on Minneapolis Avenue, that the developer has gone above and beyond what is required and that the City cannot require the developer to fix problems that are not on their property and are not caused by their development.

Kathy Pollock (Orono) asked what kinds of trees were going to be planted and stated that as a MN Tree care advisor she is very interested in the tree planting plan.

Laura Foschiatti (900 Red Oak Lane) stated that her view was a view of the golf course and does not have any buffer between her home and the new neighborhood. She would like the developer to keep the sliding hill if possible and is not happy with all the roads named the same or similar names.

Heck closed the public hearing at 10:04pm.

Discussion included:

- Park dedication
- Tree removal
- Neighbor concerns
- Location and status of the sledding hill
- Grandview Avenue impacts
- School bus stops
- Sight lines
- Sidewalks
- Emergency Access
- Road safety
- Road width
- Timing of making Red Oak Lane public vs private
- Accommodations for mail and waste removal
- Criteria for a Planned Unit Development (PUD)

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Erichson explained that Hennepin County traffic control did not provide any negative comments regarding traffic safety. He also informed the Planning Commission that although other neighborhoods in the city have only one entrance, it is not a recommended best practice. Current standards require two access points for every neighborhood in case of road repair, fire or other emergency situations, bussing, waste removal etc.

Funk informed the audience that the City is also considering the Wallace Development for twenty some homes on County Road 110 and in preliminary conversations with the City Council, a second neighborhood access is being required. He reinforced the necessity for emergency access purposes and pointed out that the Fire Chief recommended two entrances.

The developer asked if they could receive tree credits for transplanting trees to neighboring properties to create a buffer in lieu of removing them altogether. Abel stated that the current ordinance does not allow for trees re-planted outside of the property line but that it could be discussed and voted on by the City Council as part of the PUD process.

Motion by Strandell second by Heck to recommend that the City Council approve the Zoning Amendment Application from Source Land Capital, LLC to adopt Ordinance 416 to rezone the property located at 855 Red Oak Lane from R-2(a) to PUD (Planned Unit Development). Motion carried 5 – 0.

Motion by Molitor to recommend that the City Council approve the Preliminary Plat Application from Source Land Capital, LLC to develop 61 single family units with staff recommendations as amended: Strike condition 4 “A park dedication fee in the amount of \$180,000 shall be paid at the time of final plat”, strike condition 14 “The applicant shall be responsible for public improvements associated with the project as well as a widening of Grand View Avenue by two feet to the north with a surface overlay”, add condition 18 “The applicant must redraw the plat in such a manner that Grandview Avenue will not be a through street” and add condition 19 “The applicant must donate the lots adjacent to Woods of Saga Hill Park to the City for the purposes of expanding the Woods of Saga Hill Park.” Motion died for lack of a second.

Motion by Heck second by Stulberg to recommend that the City Council approve the Preliminary Plat Application from Source Land Capital, LLC to develop 61 single family units with the 17 staff recommendations as found in the staff report dated January 27, 2014. Motion carried 4 – 1 (Molitor).

Motion by Strandel second by Sandholm to recommend that the City Council adjust staff condition 14 by removing the words “to the north.” Motion carried 4 – 1 (Molitor).

3) Informational Items:

a) Staff Reports

Abel informed the Planning Commission that the Wallace Property Land Use Application is expected to come before them in March.

b) Council Reports

None

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4) Adjournment

Motion by Heck second by Strandell to adjourn at 11:07pm. Motion carried 5 – 0.

Respectfully Submitted,

Terri Haarstad
City Clerk

DRAFT

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