



PLANNING COMMISSION MEETING MINUTES

April 27, 2015

7:00 p.m.

1) Call to Order

Heck opened the meeting at 7:00 p.m.

In attendance: Chair Mark Heck, Vice Chair Michael Stulberg, Planning Commissioners: Lora Sandholm, Michael Molitor, Peter Vickery, and Sylvia Allen, Council Liaison Mayor Lisa Whalen; Staff: Community Development Director David Abel, Associate Planner Nick Olson and City Clerk Kris Linnquist.

Absent: Commissioner Bob Pollman

a) Approval of Agenda

Heck requested that items a and b on business items be switched. Hearing no objections, Heck asked for unanimous consent of the agenda with the change. Motion passed 6-0. Absent: Pollman

b) Approval of Minutes of March 23, 2015

Motion by Stulberg, second by Sandholm to approve the minutes from March 23, 2015 with a correction of Council member present was Patricia Thoele not Pam Mortenson. Motion passed 6-0. Absent: Pollman

2) Public Hearing

a) **VARIANCE: Application from Jason & Anna Wilkerson requesting a variance to the front yard setback for an addition to their home from the required 35 feet to a distance of 29.4 feet at 5995 Loring Drive, R-1 Zoning, PID# 35-117-24-12-0009**

Olson presented the staff report found in the Planning Commission packet dated April 27, 2015. Highlights included in the presentation were:

- Requesting a front yard setback variance from 35 feet to 29.4 feet to relocate the garage and construct a second story addition
- The original home was built in 1962, set back requirements were 30 feet at that time
- Property received a variance of 8.5 feet in 1992 when the setback was 35 feet for construction of an addition to remedy a drainage issue
- The requested proposal will not increase the nonconformity and will actually be 3 feet further from Loring Drive than previously approved

Jason & Anna Wilkerson, 5995 Loring Drive, applicant; answered questions on why they wanted to expand.

Vickery inquired if any neighbors called about this variance. Olson stated that two neighbors came in and answered the questions they had regarding fencing.

Heck opened the public hearing. No one was present to speak. Heck closed the public hearing.

Motion by Stulberg, seconded by Sandholm to recommend the City Council approve the Variance to the front yard setback for an addition to their home from the required 35 feet to a distance of 29.4 feet at 5995 Loring Drive, R-1 Zoning, PID # 35-117-24-12-0009. Motion passed 6-0. Absent: Pollman

b) PRELIMINARY & FINAL PLAT: Application from Tradition Development Corp. to develop 27 single family units at 1635 County Road 110N, R-2 Low Medium Density Single Family Residence; PID# 14-117-24-11-0015

Olson presented the staff report found in the Planning Commission packet dated April 27, 2015. Highlights included in the presentation:

- Dutch Lake Knoll received preliminary plat approval in 2007
- The proposal was divided into two phases in 2008
- Dutch Lake Knoll 1st Addition received Final Plat approval in 2008
- Dutch Lake Knoll 2nd Addition Final Plat approval was not submitted and has since expired.
- Traditional Development has submitted the same proposal for Phase II that received approval in 2007
- Park Commission reviewed new application on April 10, 2015 and recommended cash in lieu of land in the sum of 10% of the value of the land for park dedication (same recommendation from 2007)

There was discussion on cul-de-sacs and what the view of the development would be from County Road 110.

Jacob Fick, Tradition Development – 16972 Brandtjen Farm Drive, Lakeville, MN, explained the proposal is the same layout as presented in 2007. He outlined the intentions of the development with a minimum pricing of a home of \$500,000.

Chair Heck had questions about the removal of items that are currently on the property. Fick stated that the phase I environmental study did not show any contaminants on the property and the property will be monitored throughout the development stages.

Allen requested to have copies of the environmental reports. Fick stated that he would provide the Staff with such reports.

Todd Stutz, Robert Thomas Homes – 16972 Brandtjen Farm Drive, overviewed the types of homes that would be built in the development.

Chair Heck had concerns with the steepness of the hill along County Road 110. Stutz stated they would look into the grade of the lots along County Road 110 and possible put in a decorative fence along that section of road.

Heck opened the public hearing. No one was present to speak. Heck closed the public hearing.

Sandholm questioned if the cul-de-sac met City requirements. Abel stated that it did.

Molitor questioned if there were to be sidewalks within the development. Olson explained where they would be in the development.

Motion by Stulberg, seconded by Sandholm to recommend the City Council approve the Preliminary Plat requested by Tradition Development Corp to develop 27 single family units at 1635 County Road 110 N, PID# 14-117-24-11-0015 subject to the conditions outlined in the staff report. Motion passed 6-0. Absent: Pollman

Motion by Stulberg, seconded by Sandholm to recommend the City Council approve the Final Plat requested by Tradition Development Corp to develop 27 single family units at 1635 County Road 110 N, PID # 14-117-24-11-0015 subject to the conditions outlined in the staff report. Motion passed 6-0. Absent: Pollman

3) Business Items

a) **Site Plan Review: Application from Westonka School District #277 to remove and replace the existing football field scoreboard and concession signage at 5901 Sunnyfield Road East, R-1 Low Density Single Family Residence; PID # 11-117-24-42-0001**

Abel presented the staff report found in the Planning Commission packet dated April 27, 2015. Highlights included in the presentation were:

- Remove and replace existing football field scoreboard that will be 38 feet in height
- Enhancing the existing signage above the concession stand
- Property conforms with all applicable provisions of the city code and the Comprehensive Plan
- Proposed improvements will not be detrimental to the health, safety or welfare of the community

Kevin Borg, Westonka School District #277 – 5901 Sunnyfield Rd, Minnetrista, MN, explained the project will solely be funded by sponsors and hope to have the project completed this fall.

There was some discussion on lighting and noise.

Chair Heck questioned how much bigger the sign would be. Borg stated that it would be 14 feet tall and 14 feet wider and would have one more post to support the weight of the sign.

Chair Heck questioned if the sponsor signs were in accordance with the sign ordinance. Abel stated that the ordinance does not address this type of sponsorship signage.

Borg stated that if they do not fill all the sponsorship spaces, the project will not go any farther and the scoreboard that is there now would continue to be in place.

Motion by Sandholm, seconded by Heck to recommend the Council approve the Site Plan Review to remove and replace the existing football field scoreboard and concession signage at 5901 Sunnyfield Road East, R-1 Low Density Single Family Residence, PID # 11-117-24-42-0001 subject to the conditions outlined in the staff report. Motion passed 6-0. Absent: Pollman

4) Informational Items:

a) Staff Reports

- Abel stated that the direction from Council on Solar Energy was to start working on a draft ordinance for free standing Solar Energy panels. This will be brought to the next planning commission meeting for review.
- Building Official Jessica Archer started with the city today and staff is excited to have a full time Building Official on staff.
- Planning department is busy and has approved 17 new home construction permits to date.

b) Council Reports

- Approved new Engineering Firm, SEH, for the Water Treatment facilities. They should be up and running by the end of 2016.
- Working with staff on a long term vision plan for the City Hall Campus.
- Another phase (Tennis Courts) of Lisle Park will be completed this year.
- Working with Staff to complete several of the storm water issues that the City is faced with this year.
- Trista Day – looking for volunteers to help out with the event.

5) Adjournment

Motion by Stulberg, second by Heck to adjourn the meeting at 8:02 p.m. Motion passed 6-0. Absent: Pollman

Respectfully Submitted,

Kris Linqvist, CMC
City Clerk