



PLANNING COMMISSION MEETING MINUTES
March 23, 2015
7:00pm

1) Call to Order

Heck opened the meeting at 7:00pm.

In attendance: Chair Mark Heck, Vice Chair Michael Stulberg, Planning Commissioners: Bob Pollman, Lora Sandholm, Michael Molitor, Peter Vickery, and Sylvia Allen, Council Liaison ~~Pam Mortenson~~ *Patricia Thoele*, Staff: Associate Planner Nick Olson

Absent: None

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 7 – 0.

b) Approval of Minutes of February 23, 2015

Motion by Stulberg and second by Sandholm to approve the minutes from February 23, 2015 as presented. Motion passed 6 – 0 (Molitor abstained).

2) Business Items

a) Site Plan Review: Application from Northern Natural Gas Co remove and replace the existing structure and update piping on site at 8210 State Highway 7, C-2 Highway service business; PID# 32-117-24-14-0002

Olson presented the staff report found in the Planning Commission packet dated March 23, 2015.

Bryan Kruger from Northern Natural Gas explained the project and the need for the new building.

Heck asked since gas is involved if any other state agencies need to be involved in the process. Kruger explained that they are regulated by FERC and are given blanket authority to work on project such as this.

Stulberg questioned if the solar panels would have to be increased in conjunction with the project. Kruger explained that there is no plan to increase the solar panels with this proposed project.

Motion by Heck and second by Molitor to recommend approval of the site plan as presented to the City Council subject to the comments and conditions outlined in

the staff report. Motion passed 6 – 1 (Stulberg citing not all information is known about the project being proposed).

b) **Concept/Sketch Plan Review: Application from the Mader Family Trust to develop 10 lots and a wetland bank on the property located at 8000 County Road 110W, AP – Agriculture Preserve, PID# 20-117-24-41-0001**

Olson presented the staff report found in the Planning Commission packet dated March 23, 2015. He stated that since the packet had been distributed, Hennepin County has commented on the access point off of County Road 110W. In their statement, it was noted that it is not preferable that site access from the current driveway but rather off of North Arm Drive or directly across from Wind Ridge Trail due to the potential site lines from this point.

Vickery asked about the history of cluster developments in the city and how often they are proposed. Olson explained that it has been done periodically in the past, but most of the recent development has happened on residential lots served by city sewer and water.

Sandholm questioned whether the lots remained large enough and contained the necessary soil types to accommodate septic systems. Olson explained that the application had been sent to Hennepin County Septic, but since no application had been made by the applicant that they could not comment on the proposal.

George Mader, 1501 Broadway St Little Rock, AR, spoke on the application. He stated the desire of the family was to develop the wetland bank and receive the comments from City as to whether or not this is a viable application.

Molitor asked the applicant the reason behind pursuing a cluster development over a regular subdivision. Mader stated that it is difficult to divide the lot in parcels that make sense and the intent was to make use of the low land in the form of a wetland bank.

Dave Franske, 6104 Arbour Avenue Edina, spoke the application. He stated that the potential for the subdivision to occur is independent of the wetland bank, but they were working with BSWR (Board of Soil and Water Resources) to help qualify the wetland bank for credits.

Stulberg commented that the application needed to be reviewed as presented, which included the wetland. If the applicant ultimately decided against the wetland bank, they would need to resubmit to reflect this change.

Heck asked what roll the Army Core of Engineers would play in this wetland bank review process. Courtney Hall from the Minnehaha Creek Watershed District explained that both BSWR and the Army Core of Engineers can approve wetland banks for credits, but in some instances one will approve a bank and the other will not.

Motion by Molitor and second by Vickery to recommended the City Council direct the applicant to proceed with the application subject to the conditions in the staff

report and that the wetland bank remain part of the application with details on ownership and maintenance established. Motion passed 7 – 0.

3) Informational Items:

a) **Staff Reports**

Olson explained that the City received a preliminary and final plat application for Dutch Lake Knoll 2nd Addition that will be on the agenda for the next meeting.

b) **Council Reports**

Thoele explained the recent issues the City had with well flushing and its effect on the Hunter's Crest neighborhood. She also provided an update on the progress of the Water Treatment facility.

4) Adjournment

Motion by Pollman and second by Molitor to adjourn the meeting at 8:44pm. Motion passed 7 – 0.

Respectfully Submitted,

Nick Olson
Associate Planner