



PLANNING COMMISSION MEETING MINUTES

May 22, 2017

7:00pm

1) Call to Order

Chair Sandholm opened the meeting at 7:00 p.m.

In attendance: Commissioners – Chair Lora Sandholm, Peter Vickery, Gary Pettis, Damian Young, Steve Livermore, and John Tschumperlin; Council Liaison: Mayor Lisa Whalen; Staff: City Planner Nick Olson and City Consultant Eric Zweber, WSB & Associates.

Absent: Justin Forbrook

1) Approval of Agenda

Motion by Vickery and seconded by Young to approve the agenda as presented.

Motion passed 6-0. Absent: Forbrook.

2) Approval of Minutes – April 24, 2017

Motion by Pettis and seconded by Vickery to approve the minutes from April 24, 2017 as presented.

Motion passed 6-0. Absent: Forbrook.

2) Public Hearings

1) **VARIANCE: Application from Christopher & Jessica Dittrich for a side yard setback variance from 15 ft. to 7.9 ft. for a third stall garage addition at 965 Maple Crest Drive; R-1 Low density single-family residence Zoning District; PID# 12-117-24-21-0008.**

Olson presented the staff report as found in the Planning Commission packet dated May 22, 2017.

Chair Sandholm opened the public hearing at 7:04 p.m.

No one present to speak on the matter.

Chair Sandholm closed the public hearing at 7:05 p.m.

Vickery stated that neighbor on the side of the request are far away and unlikely to be affected.

Motion by Sandholm and seconded by Young to recommend the City Council approve the requested side yard setback variance at 965 Maple Crest Drive based on the findings of fact in staff report dated May 22, 2017 and subject to the following conditions:

- 1) The Applicants obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
- 2) Any required grading should maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
- 3) The Applicants are responsible for all fees incurred by the City in review of this application; and
- 4) The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

Motion passed 6-0. Absent: Forbrook.

- 2) **2040 COMPREHENSIVE PLAN: The City of Minnetrista has prepared its 2040 Comprehensive Plan update. The Comprehensive Plan is a requirement of the Metropolitan Council and must be updated every 10 years by every jurisdiction within the Twin Cities region. The Comprehensive Plan contains guidance regarding land use, housing, parks and trails, municipal infrastructure and roadways, and policy implementation.**

Olson gave a brief introduction to the item and introduced City Consultant Eric Zweber, WSB & Associates who is helping staff with the 2040 Comprehensive Plan Update.

Zweber gave a presentation on the staff report as found in the Planning Commission packet dated May 22, 2017.

Pettis asked about notification to property owners affected by the proposed changes. Olson stated that staff sent out 2 notices to each properties that with proposed change in land use designation and all owners should have received at least 1 of them.

Sandholm asked about the existing MUSA north of St. Bonifacius and whether that was being removed in the 2040 Comprehensive Plan. Zweber stated that since the City does not have any of its own infrastructure available to serve this area, it was removed.

Young asked about the cost to develop the land north of St. Bonifacius. Zweber stated that it was not known at this time

There was discussion on who pays for utilities as development occurs. Mayor Whalen stated that it has been the City's practice to require the

developer to pay for the infrastructure, which becomes the City's infrastructure after it is installed.

Pettis asked what potential impacts might there be if the properties along Woodedge Road are zoned differently. Zweber stated that the downfall would be having neighboring property owners making long term planning decisions differently than one another.

Livermore asked for clarification on the future of Urban Reserve as it relates to commercial development. Zweber stated that the Urban Reserve is does not specify what use it will be and that Urban Reserve could be commercial or residential.

Chair Sandholm opened the public hearing at 8:02 p.m.

Wade Clarke, 7250 Halstead Drive, stated his preference to stay in the Rural land use designation because more the half the lot is wetlands and is not profitably developable. Clarke asked for clarification on how the MUSA changes and what the process is to have it changed. Pettis asked for the size of the parcel. Clarke stated it was 15 acres. Sandholm asked if Clarke has thought about the long range plans for his parcel. Clarke stated that he does not believe there is long range development potential for his property given the topography of the neighboring lot already within the Urban Reserve. Clarke reiterated his questions were regarding the MUSA and what a change in land use or zoning could do to his property taxes. Olson stated that the Urban Reserve corresponds to the Staged Developed District zoning, which has many similarities to the Agriculture zoning. Whalen stated that if the property were in the Urban Reserve, a comprehensive plan amendment would have to be approved by the City Council and the Met Council to bring the property into the MUSA. Whalen also stated that the valuation for Urban Reserve wouldn't change the property taxes as it is a future land use.

Ken Dotzenroth, 2355 Westedge Boulevard, stated he had a couple of questions. His first question was if anyone in his area had requested a change to the Urban Reserve. Olson stated that Dotzenroth was the only resident in this area to submit comment on the proposed change and that no other property owners commented for or against the change. Secondly, Dotzenroth asked the reasoning behind including his neighborhood in the Urban Reserve. Chair Sandholm stated that it was included as a result of the review by the Steering Committee and the various open houses that were held. Dotzenroth commented on the similarities of his neighborhood, which is being brought into the Urban Reserve, and the area in the northeast of the City that is being removed from the Urban Reserve. He felt that area made more sense as Urban Reserve than his neighborhood and wondered

is this change was a reshuffling of the deck. Zweber stated the proposed change was a result of planning future infrastructure improvements. Dotzenroth asked is if the change would result in an assessment to his property. Whalen clarified that there would be no assessment because his property does not currently have utilities. Dotzenroth asked if anyone has spoken to any of his neighbors because his neighbor was out of town, Joe Nastepniak, who has concerns over the proposed change. Olson stated he spoke with Nastepniak and advised him to submit written comment if he was unable to attend the meeting. Nastepniak submitted no written comment. Dotzenroth urged the Commission to strongly consider not changing the designation of the property.

John Spray, 6655 Woodedge Road, stated he didn't respond to the letters because he felt it was somewhat confusing. It was confusing because the area is bound by Gale Woods and the Dakota Rail Trail and he did not see sewer in the area any time soon. He stated he wished that no change was made to the area.

Cynthia Axness, 6600 Woodedge Road, has the same comments as previous made by her neighbors. Axness does not feel her property has development potential because of the wetlands.

Gen Olson, 6750 County Road 110W, asked for clarification on if the 2030 Comprehensive Plan stays in effect until 2030 and the proposed changes for the 2040 Comprehensive Plan are in effect from 2030-2040 or does the 2040 Comprehensive Plan replace the 2030 Comprehensive Plan. Whalen clarified that the 2040 Comprehensive Plan is in effect once it's approved by the Met Council in 2019 and is in effect for the next 10 years, until 2029. Whalen stated that the Met Council wants you to plan past the next 10 years, but the 2040 Comprehensive Plan is good for only the next 10 years. Zweber stated that it is roughly 10 months from the time the City Council approves the draft for Met Council approval, but it's very close to 2019. Olson described the land she owns, both that which is proposed to be changed and not proposed to be changed. She stated she is in agreement with the residents on Woodedge Road and Westedge Boulevard as long as the changes to prevent her from farming her tillable acreage. She also wanted to make sure her property stayed rural for the near future. Zweber stated the current draft would support the current farming of her property.

Mark Paulson, 4925 County Road 151, asked if the proposed density range for the Low Density designation would be anticipated if the change occurred. Pettis stated that the idea was to attempt to allow for larger single family lots by increasing the density elsewhere in the City. Paulson stated he was looking towards the future if he were to sell his property and wants understand what the future zoning of his property may be. Zweber stated

that the R-2 zoning was the appropriate zoning for his property according to the current draft and he could expect lot sizes consistent with those standards. Paulson asked why the City developed Red Oak as it did and is now backing down on adjoining properties. Zweber stated the last Comprehensive Plan had the same requirement of 3 units per acre across the city, but chose to accomplish that through single family units. The proposed Comprehensive Plan is choosing to accomplish this requirement through high density. Paulson asked why these lots, his included, were chosen for a change in density. Zweber stated that any lot that could currently be subdivided in the Residential Low-medium land use designation was changed to the Residential Low.

Rich Meiss, 7300 State Highway 7, wanted to know if there was a timeline for when his proposed commercial area would develop and how that may impact the current owners. Zweber stated this area was in the 2040 MUSA and would anticipate to be developed between 2030 and 2040. Zweber stated the anticipation is this area would develop after the commercial area in Woodland Cove when utilities would then be available.

Lauren Dotzenroth, 2355 Westedge Boulevard, stated her desire to keep her property Rural. She stated she wanted to make sure that if the change occurs, she would receive fair compensation for her land. Zweber stated that the City is not required to make the proposed change and it's the City decision to make the change if they desire.

John Strandell, 7330 State Highway 7, asked how set in stone the proposed change to a commercial land use designation for his property was and why it couldn't be in the Urban Reserve with an idea for commercial in the future. Zweber stated that it was chosen as a commercial because of the future utilities and the ability to be served without a future lift station. Zweber stated the current location of Oak Road meets the MNDOT's spacing guidelines.

Mark Sass, 505, 555, & 605 County Road 19, made a comment about paying his beneficial sewer assessment from 35 years ago that he paid with the idea of getting sewer to his lots. Sass did not have a preference either way for the properties he owns and that the Commission may do what they wish.

Chair Sandholm closed the public hearing at 9:01 p.m.

Vickery thanked Zweber for all the work he put into helping the Steering Committee through the Comprehensive Plan process.

Pettis wanted to go through the recommendation conditions one at a time for discussion.

Young asked if the City is trying to keep a certain percentage of land designated for commercial use. Vickery stated the City does not currently have a large commercial base and that, with the traffic it generates, Highway 7 seemed like a logical choice. Pettis stated he thought that developing homes along a highway was a low probability. Young asked if there are direct consequences to switching the commercial area from condition 1 and switching it to Urban Reserve. Olson stated that this area is at the discretion of the City and is not a requirement of the Met Council. If the city wishes to keep or remove this area, it is their decision with no consequences to other properties. Zweber stated this area was included to determine the cost it would require to develop. The cost was determined to be an amount that only a big box retail store could likely afford. The Commission came to a consensus to remove the commercial properties within the 2040 MUSA and south of State Highway 7.

Sandholm stated that if no Commissioner has a strong opposition to item 2, that is be included as revised. With no comments, the Commission came to a consensus that it be included as revised.

The consensus of the Commission was to respect the wishes of the property owner at 7250 Halstead Drive and remove it from the Urban Reserve.

Pettis asked for consistency with regards to considering when considering the requests of the residents. The consensus of the Commission was to remain consistent and respect the wishes of the property owners along Woodedge Road and remove them from the Urban Reserve.

The consensus of the Commission was to continue to listen to the requests of the residents and keep the properties east of County Road 92, south of County Road 110W and north of St. Bonifacius in the Urban Reserve.

Motion by Sandholm and seconded by Vickery to recommend the City Council approve the April 18, 2017 Draft 2040 Comprehensive Plan, subject to the following conditions:

- 1) Remove the commercial properties with the 2040 MUSA and south of MN Hwy 7;
- 2) Include Housing Chapter revisions recommended at the May 1, 2017 City Council Work Session;
- 3) Remove 7250 Halstead Drive from Urban Reserve;
- 4) Remove the Woodedge Road properties from Urban Reserve; and
- 5) Keep properties located east of County Road 92, south of County Road 110W, and north of St. Bonifacius in Urban Reserve.

Motion passed 6-0. Absent: Forbrook

3) Business Items

1) **SKETCH PLAN REVIEW: Application from Jeff Martineau for a 14 lot subdivision at 1035 County Road 19; R-1 Low Density single-family residence zoning district; PID# 12-117-24-14-0004.**

Olson presented the staff report as found in the Planning Commission packet dated May 22, 2017.

Jeff Martineau, 2526 North Shore Drive, gave a presentation on the proposed Sketch Plan.

Highlights include:

- History of property ownership
- Past and current projects done in neighboring communities
- Tree preservation and proposed landscaping
- Proposed housing type and possible target market
- Public streets, guided lawn care/snow removal, and entrance monuments key components of proposal

Pettis asked for clarification on what is meant by public streets. Martineau stated they would be maintained by the city and to city standards.

Sandholm asked why everything was pushed towards County Road 19. Martineau stated it was the topography of the land and providing access to the neighbor to the south with a possible future loop street. Sandholm asked about the temporary cul-de-sac and its proximity to the adjoining homes. Martineau stated he is working with staff to find an acceptable interim solution until the road is constructed through to the neighboring parcel as shown. Sandholm stated she would like to see how the road would potentially connect to Grand View Avenue.

Livermore asked about the garage orientation and unit number. Martineau stated the garages would be front loaded and the current unit number would remain the same. Livermore stated the houses may be tight on the lots and asked if the proposal meets the minimum lot standards. Olson stated that, as proposed, the subdivision would either require variances or be processed as a planned unit development.

Young asked is Martineau was working with the property to the south for a phase 2. Martineau stated that was not the case at this time.

Vickery stated that the neighbors were not happy with the tree removal of the Red Oak development and it sounds like Martineau is trying to address tree removal on this proposal. Vickery commented on the density of the

proposal and asked if Martineau has spoken with others in the area. Martineau stated that his property does not have the same red oaks that the Red Oak development had and that the trees are primarily boxelders.

Pettis asked about the spacing of the homes on the site versus other developments Martineau has done. Martineau stated the spacing here would be greater.

Pettis asked about possible home prices for the development. Martineau stated that he would envision somewhere in the \$500,000 range, lot and house included.

Young asked about a timeframe for the development. Martineau stated he would be disappointed if it took longer than 24 months.

Sandholm asked about the storm water ponds. Martineau stated there will be a pond and that exact details are still being worked out.

Young asked if the target market was 55 and older. Martineau stated no.

Tschumperlin asked about what is involved if a rezoning to planned unit development is required. Olson clarified the process for a planned unit development and when it is appropriate to consider a rezoning.

Sandholm stated her desire to have the proposed development meet hardcover requirements and reiterated her desire to see how the road connection will be made to Grand View Avenue.

Vickery stated he is concerned with the density of the proposal.

Motion by Sandholm and seconded by Livermore recommend the Applicant proceed to a future preliminary plat application with the following conditions:

- 1) Include comments submitted from the Engineer's memo dated May 12, 2017;
- 2) Include comments submitted from Hennepin County dated May 17, 2017;
- 3) Maintain compliance with the required maximum hardcover percentage; and
- 4) Ghost plat of the neighboring properties to show possible future connection to Grand View Avenue.

Motion passed 5-1. Opposed: Vickery. Absent: Forbrook.

4) Informational Items

1) Staff Reports – City Planner Nickolas Olson

- None.

2) Council Reports – Mayor Lisa Whalen

- 1) Bus Tour on Tuesday June 13
- 2) Public Works Employee Update
- 3) Future Water Tower by Hunters Crest on hold
- 4) Halstead Drive Improvement Project out for bid
- 5) Tuxedo Road, Grand View Avenue, and Enchanted Lane Improvement Projects coming soon
- 6) Eagle Scout Project at new Lisle Park parking lot
- 7) Tree Sale this Summer/Fall
- 8) Trista Day

5) Adjournment

Motion by Young and seconded by Pettis to adjourn the meeting at 10:20 p.m.
Motion passed 6-0. Absent: Forbrook.

Respectfully submitted,

Nickolas Olson

Nickolas Olson
City Planner