

## **CITY OF MEDINA PLANNING COMMISSION**

### Meeting Minutes

Tuesday, March 13, 2007

**1. Call to Order:** Chair Verbick called the meeting to order at 7:02 p.m.

Present: Planning Commissioners Mary Verbick, Jeff Pederson, Doug Dickerson, Sharon Johnson, and Robin Reid.

Absent: Planning Commissioners Mark Bryant and Charles Nolan

Also Present: City Planning Consultant Jennifer Haskamp; Assistant to Planning Dusty Finke.

### **2. Public Comments:**

Verbick stated that the notice for a public hearing for a Concept Plan from Mike Leuer on the watertower site was published in the Crow River News, but that the applicant had adjusted plans in the meantime. As such, this public hearing has been delayed, most likely to appear in April. She inquired if there were any comments on items not on the agenda.

There were no public comments.

### **3. Update from City Council Proceedings:**

Councilmember Weir delivered a brief report on City Council actions since the last Planning Commission meeting. She noted that the Council was impressed with the concision and quality of Planning Commission updates at the Council meetings.

Dickerson inquired about the frontage road on the Ferrellgas site.

Weir stated that the applicant was required to rearrange the NURP pond to allow for the road to head along the west property line. She stated that the Council wants to work closely with existing businesses in the City.

Johnson inquired if the City had discretion in the location of stop signs.

Weir stated that they could make those decisions on City streets.

Pederson inquired if the applicant was supposed to have discussions with Highway 55 Rental.

Weir noted that the City would have future discussions with regarding the frontage road. The applicant was very willing to work with

Pederson stated that perhaps a street light might be considered at that intersection. He stated that he felt the Council did a wonderful job with the application.

**4. City Planner Report:**

Haskamp stated that the Commission will hear two Concept Plans from Mike Leuer (one for residential development, one for commercial), both regarding the parcel off of Willow Drive where the water tower is located. She also noted that since it may be a relatively light agenda, she will plan to present the Comprehensive Plan Advisory Panel goals and vision for the Commission and also discuss the Panel's progress.

**5. Approval of the February 13, 2007 Planning Commission Minutes:**

**Motion by Dickerson, seconded by Johnson** to approve the February 13, 2007 minutes with noted changes. **Motion passes unanimously (Absent: Bryant and Nolan).**

**6. James Lane – Preliminary Plat to create two lots out an existing lot in the Rural Residential (RR) zoning district – 2605 Hamel Road. Public Hearing**

Haskamp delivered a brief staff report. She noted the location of the property off of Hamel Road and Willow Drive. An existing home is located on the western portion of the property. The property is 27.22 acres in size and zoned and guided Rural Residential. The proposal is to create one lot of 19.02 acres (with 5.6 acres suitable soils) and another lot of 8.20 acres (with 5.0 acres suitable soils). She noted that no development is proposed on lot 2 at this time, although a possible home site is noted on the plans. She noted that a wetland delineation was completed and drainage easements are proposed over all wetlands. Haskamp noted that the City has a relatively low level of discretion on a preliminary plat; if it meets the various City ordinances, it should be approved. She concluded that each of the lots meets the City's contiguous soils requirements and that all existing structures meet setback regulations.

Haskamp concluded that recommends approval of the preliminary plat along with the 10 conditions noted in the staff report.

James Lanes (2605 Hamel Road) stated that he did not have anything to add.

**Public Hearing opened at 7:13 p.m.**

**Public Hearing closed at 7:13 p.m.**

Dickerson inquired if the applicant had any concerns with any of the conditions.

Lane stated that 9 and 10 seem moot. There is no development proposed at this time and the City will retain its ability to regulate building permits at the time it is proposed.

**Motion by Pederson, seconded by Reid** to recommend approval of the preliminary plat with the 10 conditions within the staff report. **Motion passes unanimously (Absent: Bryant, Nolan).**

**7. Richard Burke and Ralph Miller – Preliminary Plat to create three lots out of four existing lots in the Rural Residential (RR) zoning district – Hamel Road and Tomahawk Trail. Public Hearing**

Haskamp delivered a brief staff report. She noted the location on Hamel Road and Tomahawk Trail. She stated that one of the lots is bisected by Tomahawk Trail, and the proposed realignment would fix this issue. She noted there is an existing single family home on Lot 3. Haskamp noted that there will actually be fewer lots upon approval and that no development is proposed at the time. Haskamp stated that, again, the level of discretion is relatively low on a preliminary plat.

Haskamp noted that although Lot 3 as proposed does not meet the 5 acres of contiguous soils requirement, the lot line realignment does increase the amount of suitable soils on this lot from its existing state.

Haskamp noted that the applicant wished to move forward previous to completing a wetland delineation in the spring. She stated that City engineer completed a review of the topography, aerial photography, and wetlands data in order to establish drainage easements over areas that may be wetlands. The engineer erred on the side of including extra area within the easements with an agreement with the applicant. In the future, the applicant could undertake a wetland delineation and seek a vacation from the City. Haskamp noted that because the rearrangement would result in fewer lots. Because of this fact, the City could not require park dedication or trail dedications.

Haskamp concluded that staff recommends approval of the preliminary plat along with the conditions noted in the staff report.

Gary Roeller (3280 Watertown Road, Long Lake; representing Burke and Miller) stated that staff had covered the issues very well. He stated he was willing to answer any questions from the Commission.

**Public Hearing opened at 7:27 p.m.**  
**Public Hearing closed at 7:27 p.m.**

Dickerson stated that it would be nice to request the trail easement now. He asked if it would be possible to set it up so that if there was a way to establish the easement and credit it if there was further division in the future.

Verbick inquired if the applicant had any issues with the conditions within the staff report.

Roeller replied that he did not believe so.

**Motion by Reid, seconded by Pederson** to recommend approval of the Miller/Burke preliminary plat subject to the conditions in the staff report. **Motion passes unanimously** (Absent: Bryant, Nolan).

**8. Robert Hopper – Conditional Use Permit for construction of a third accessory structure in the Rural Residential (RR) zoning district – 2455 County Road 24.** *Public Hearing*

Haskamp delivered a brief staff report. She noted the location of the property along County Road 24. The property is approximately 10 acres in size, zoned and guided Rural Residential. She noted the wetlands on the property.

Haskamp noted that there are two existing historic barns that will remain on site. The CUP would allow for a 623 sq. ft. pool house and 2622 sq. ft. swimming pool. She noted that accessory structure requirements are met in terms of setbacks and height. Haskamp stated that the proposed architectural design matches the single family home. It creates a cohesive set of buildings.

She noted that the construction as proposed does not impact wetlands or wetland buffers. She stated that although the OHW is not identified, from known information, it looks like the necessary setback is met. Adding the OHW is one of the conditions. The applicant should also add the location of the creek and the flood plain. She stated that Building Official will check for septic compliance at time of building permit.

Haskamp stated that staff believed the criteria for granting a conditional use permits are met, and referred Commissioners to the staff report for specific explanation. She concluded that staff recommends approval with the conditions in the staff report.

Allen Amis (1635 West 26<sup>th</sup> Street, Minneapolis, MN; representing the applicant) stated that there are two existing 19<sup>th</sup> century barns that the owner wanted to be preserved. This pushes the property over the allowed number of accessory structures. He noted that the milk house will be demolished but the barns will stay.

Verbick inquired if the applicant had any questions or concerns with any of the conditions within the staff report.

Amis stated that he had a few questions, but would work with staff on the conditions.

Johnson inquired if there was a fence around the pool.

Amis stated that they intended to have an automatic pool cover. The fence would for decorative purposes.

Dickerson complemented the applicant on preserving the barns.

Johnson inquired about draining down a swimming pool.

Weir stated that they had an older pool and they have to drain it in the fall, but that newer pools usually don't need to be drained.

Pederson inquired if the tunnel from the home to the guest house had any impact on the pool.

Amis showed the location on the site plan and stated that it is far from the pool location.

Haskamp read a letter of support from Heidi M Horde.

**Public Hearing opened at 7:50 p.m.**

**Public Hearing closed at 7:50 p.m.**

**Motion by Johnson, seconded by Dickerson** to recommend approval of the CUP with the 10 conditions outlined by City Staff. **Motion passes unanimously** (Absent: Bryant and Nolan).

**9. Three Rivers Park District – Amended Conditional Use Permit for an addition to a structure at the Near Wilderness Site – South of County Road 24, West of Homestead Trail. Public Hearing**

Finke stated that the applicant is in the process of updating their plans and have not yet resubmitted. He stated that staff recommends tabling the application with no specific date. In this way, if Three Rivers needs an extra month, the Commission won't have to keep tabling it.

**Motion by Johnson, seconded by Dickerson** to table the Public Hearing. **Motion passes unanimously** (Absent: Bryant and Nolan).

**Open Space Task Force update**

Reid stated that Finke had distributed the Task Force's vision and principals document that she had mentioned last month. She stated that the Task Force had discussed an open space and/or natural resource overlay district at their previous meeting.

Reid stated there was also discussion about open space development. There was discussion regarding using 50% open space as a baseline. In order to make up for the loss in price on a smaller lot, density bonuses could be enacted. For instance, on a 12 acre lot that would normally have two sites, the developer could be allowed three 2-acre sites and 6 permanently preserved acres of open space.

She stated that the group also talked about a review process that would require developers would to meet with staff to decide how to plan Open Spaces within the development.

Reid stated that CR Planning will be creating a draft Open Space Plan before their next meeting in April so that the Task Force can make changes and recommend the plan to the Comprehensive Plan Advisory Panel.

**10. Adjourn:**

**Motion by Reid, seconded by Dickerson** to adjourn at 8:11 p.m. **Motion passes unanimously.**