

## **CITY OF MEDINA PLANNING COMMISSION**

### Meeting Minutes

Tuesday, May 8, 2007

**1. Call to Order:** Chair Verbick called the meeting to order at 7:01 p.m.

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

Absent: Planning Commissioner Charles Nolan

Also Present: Mayor Tom Crosby; City Council Member Elizabeth Weir; City Planning Consultant Jennifer Haskamp; Assistant to Planning Dusty Finke.

**2. Public Comments:**

None

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

Weir stated that the Council approved the Preliminary Plat, Site Plan, and Variances for United Properties with a number of improvements, especially a decrease in impervious surfaces. She stated that the Council discussed the Final Plat of Willow Hill Preserve, the Final Plat for Beannact Farm, the Leuer Concept Plan, and a proposal for a Right-in, Right-out for the Ace Phase II development. The Council is also discussing an agreement to supply water to the City of Corcoran.

Dickerson inquired if there was a possibility of including the City Council meeting on legal notices

Finke noted that the notices are meant to serve as notice for the official public hearing, which occurs at the Planning Commission meeting. He suggested that it could be made clear at the meeting what the next step for the application will be, rather than requiring more notices or more information on the notices.

Commissioners discussed stating which Council meeting the application is expected to be discussed at on the legal notice as well.

**4. City Planner Report**

Haskamp stated that she would present another update on the Comp Plan progress later in the meeting. She stated that the June Planning Commission meeting may have a public hearing for a 7-lot rural residential subdivision, although this may not be ready to proceed until July.

**5. Approval of the April 10, 2007 Planning Commission Minutes:**

**Motion by Reid, seconded by Pederson** to approve the April 10, 2007 minutes with two changes. **Motion passes unanimously (Absent: Nolan).**

**6. Discussion regarding Planning Commission reports at City Council meetings**

Mayor Crosby stated that the City had started a practice of having a Planning Commissioner present at each City Council meeting in order to give updates and also to answer questions. However, the Council never gave much direction on what should be in that report.

Crosby stated that the Council begins deliberations with the recommendation and conditions which come forward from the Planning Commission. Items that were discussed at the Planning Commission will almost certainly be mentioned in the staff report as well. The Planning Commission report doesn't need to rehash all of this same information. Crosby stated that it is like walking a tightrope, there should be enough information so that someone in the gallery could understand what is going on; a brief description. The most important part for the Council is to get a flavor of the Commission's discussion that may not be expressed by the minutes themselves. Additionally, the Council is looking for a list of things that are "in the pipeline" so that the Council knows what is coming and can speak to citizens who contact them.

**7. Ernest and Laura Duffney – Concept Plan for a residential development on property located in the Rural Residential (RR) zoning district – 5 acres, located north of Lakeview Road (PID 24-118-23-12-0021). Public Hearing**

Haskamp delivered a brief staff report. She stated that it is a concept plan, and there will be no official recommendation by the Commission. Haskamp stated that the applicant proposes a to divide the 5 acre site into 10 sewered lots ranging in size from 15,000 – 33,000 sq.ft.. The parcel is currently zoned and guided for rural residential. This would require a comprehensive plan amendment and sewer extension from Plymouth.

Haskamp noted that this concept had been discussed by the Comp Plan Advisory Board. Overall comments focused on how the existing sewer was brought in for and paid for by the properties along Holy Name Lake. Haskamp noted that this area is not a high priority for sewer according to the goals of the Panel.

Haskamp stated that the small scale of the subdivision makes diversity and design relatively challenging. She stated that lots 1-3 seem awkward and disconnected. There is some question if a cul-de-sac is the best way for access, a through road may be better. Haskamp also noted that photographs within the Concept Plan seem to misrepresent the natural vegetation and topography on the site.

Ernest Duffney (applicant) stated that they had received good reviews on the homes because they have a lot of windows, stonework, cedar and redwood. The homes give a Northwoods, natural look. The homes would have great design-work, which may not be the case if someone else would develop farther down the road. The development may be a shot in the arm to the area as well. Duffney stated that in regards to sewer, he had spoken with a Mr. Cody in Plymouth, who stated that it may not be an issue to add the additional ten units, and that Plymouth would be happy try to work with Medina. He stated that he applied because this is a possibility that could get done. When they originally purchased the property, they

were going to build just one home (their own) on the site. Appraisers and others told them that it would be out of place and that they should not do it.

**Public Hearing opened at 7:31 p.m.**

Rick Zeller (300 Cheyenne Trail) stated the house to the east is on a five acre lot, as is the lot to the north, to the northeast. Houses from there are on 6, 10, 15 acre lots. It does not seem that one house on the lot would be out of place. The houses along the Lake have sewer mainly to protect the Lake. This property was purchased under the assumption that there could be one house on the lot, and only after that fact did they realize it wasn't suitable. Zeller stated that the proposal would hurt property values and the neighbors

Mike Scherer (592 County Road 24) stated that he was not going to speak for or against any proposal. He stated that he owned property to the west and does not have any intentions on developing at this time. He wanted to comment on some issues in case it were to go forward. He stated that runoff into Holy Name must be considered. The culvert under County Road 24 was sleeved by the County instead of being replaced, and this additional hardcover would be an issue unless the culvert was replaced. He stated that when the sewer line was put in, it was put on his property so that people did not need to tear up their lawns, so the applicant should be aware of this if he is connecting in the area. He stated that water currently tends to run south across Lakeview and the cul-de-sac may send water right down driveways and into peoples' garages.

Gretchen Smaciarz (225 Cheyenne Trail) stated that beauty is in the eye of the beholder and that these types of house wouldn't fit with the area.

Robin Kirby (345 Lakeview Road) stated that the applicant's letter mentions water coming with the sewer line. There is no water service in the area. He stated that his well had went dry 10 years ago because of development in Plymouth. They had to abandon and drill a new one and he doesn't want that to happen again.

Mark Flaten (325 Cheyenne Trail) stated that they had moved in 1987 because of the 5 acre lots; they wanted the rural environment. He stated that 2 years ago they had to drill a new well also. He stated that if this were to go through, he should be able to put 20 double-wides on his property as well. Putting subdivisions here and there would impact property values.

Thomas Baer (2425 Holy Name) stated that a tile runs all of the way from Medina Road down to the lake and goes right through this property. It was cutoff when Lakeview was built. He stated that he was not against the subdivision, but is concerned with the drainage.

Duffney stated that they were aware of this tile and that their utility contractor had stated that it would be easy to maintain this tile. Additionally, the sewer connection is 8-inch, which could handle up to 80 homes.

Dave Truax (355 Lakeview Road) stated that most of the people who paid for that sewer line were in the room tonight. At that time, the Mayor and City Engineer very clearly stated that

the sewer was sized and priced for just the 19 properties which were assessed. The sewer was meant to help with failing septic systems, not to spur development.

Scott Offerman (350 Cheyenne Trail) stated that if anyone walked and stood in the middle of the property, it is clearly a good place to develop and anyone could see that at first glance. He stated he doesn't believe the applicant didn't have this idea going into their purchase.

Duffney stated that they had intended to just put their home in. They contacted an appraiser, who driving down the road stated that it "screams for a development."

Dawn O'Donnell (275 Cheyenne Trail) stated that they had moved to Medina for the 1 unit per 5 acres. If this goes, where is next. People up the street have 5, 6, 10, 15 acres. She asked if they all get to develop...where does it stop?

Beth Nielson (295 Lakeview Road) stated that she was concerned with the increased traffic with all of the children in the neighborhood. She stated that she spoke with Carol Prodahl and the Meyers, who are opposed as well.

Betty Howes (375 Lakeview) stated that she did not want to look out her windows at these huge houses; she likes to see the sunrise. She stated that the people along the lake had paid for the sewer. She also inquired where the water was coming from.

Allen Whealy (335 Lakeview) wanted to reiterate what Truax had stated. When the sewer was put in, they had wanted something in writing so that if there were ever future people connecting in, the people who paid for it would be compensated. He questioned why this wasn't in the minutes from that time.

Duffney stated that the Plymouth public works people had stated that it was normal for the developer to pay for upgrades needed.

Joe Reis (400 Cheyenne Trail) stated that he wanted to associate himself with the comments of his neighbors. He stated that he spoke with the Koltzes and they were opposed as well. This development really is about economic gain, and this doesn't seem like a reason to change what has been approved, and information everyone has relied on.

Jeff Huston (200 Cheyenne Trail) stated that he may have the most unobstructed view of this development. He stated that he had moved to his five acres because he wanted the rural feel.

Deb Patchell (275 Cheyenne) stated that she understood that the Mayor and City Council had been elected saying development must be dealt with and the rural nature of the City should be protected. She doesn't understand why subdivisions like this would be approved. She stated that she was concerned with a through-road going to her property as well.

Anna Geisler (385 Lakeview) stated that they had bought their property because it feels like it is in the country. She stated that this development would not be consistent with the neighborhood.

John Crinklaw (425 Cheyenne Trail) stated that in his mind this was all about economic gain. He bought his 7 ½ acres exactly because it was a larger rural lot.

Al Doop (2295 Holy Name Drive) stated that he did not want to be encroached by houses unless they, too, would be allowed to develop with sewer. If this is to happen, there should be a plan for the whole area, not just for one owner.

Roger Wikner (1545 Hunter Drive) stated that he owns property on Holy Name as well. He wanted to divide off 5 acres of the 15 for his son. People move to Medina for larger lots, privacy, perhaps even animals. As an owner in the area, he stated that he would be opposed to the proposal. He stated that he had looked at this property as well when it was for sale. He stated that it would be a real home run if a person could divide it like this.

Bob Raskob stated that he owned property in this area as well. He stated that Medina will not be a town of 5 acres. People don't want to die with the property as a memorial, but they should be able to develop as should be their right.

Johnson stated that her comments would be broad at this point because it is a concept. Since the Comp Plan update is still underway, she is very unlikely to support a proposed change in zoning. The sewer/water issues notwithstanding, this is not the time for a concept such as this.

Reid concurred that a concept like this is premature until the Comp Plan is completed. She stated that it seems that is unlikely that this may be sewered in the near future, and the concept shouldn't be considered until that time.

Pederson stated the he would be opposed to the comp plan amendment. The Comp Plan committee is working hard on the Land Use. The panel will look at all requests, and make decisions from a city-wide perspective. He stated that at this time, he does not see this fitting in.

Dickerson thanked everyone for coming to voice their opinions. He stated that the Comp Plan panel has looked at this. The major issues are sewer, water, run-off, and where the City wants to see density in the future. He stated that he would be inclined at this time to say no to the proposal. He stated that he would not be in favor of this development as a member of the Comp Plan panel either.

Bryant stated that a development such as this should be considered from an ecological standpoint. With all the hardcover, it would be quite a stormwater system to handle it all. He stated that he had heard the comments from citizens who favored the 5-acre lots in the area. He suggested that 2 units every five acres may be more acceptable. Perhaps there can be wiggle room on both sides.

Verbick stated that the Commission has consistently been opposed to Comp Plan amendments during the process of updating the Comp Plan. Verbick inquired if the applicant understood the comments from staff and Commissioners.

Duffney stated they were willing to work with any suggestions, especially if a 2 units per 5 acres would be acceptable.

Haskamp briefly reviewed the timeline of the Comp Plan update.

Commissioners and staff explained and discussed the Comprehensive Plan process, density issues, and pressures from the Met Council.

Commissioners and staff answered questions from members of the gallery regarding the Concept Plan process.

**Public Hearing closed at 8:35 p.m.**

**8. Update regarding the progress of the Comprehensive Plan Advisory Panel**

Haskamp stated that this update is meant to keep the Commission up-to-speed on where the Panel is in the process so that the Commissions can answer questions if they are asked. There will be much more formal chances for involvement with an Open House and also a Public Hearing.

Haskamp stated that the Panel is nearly completed with the Future Land Use Plan and will discuss staging of development at its next meeting. The Panel needs to nail down a little bit more what the broad categories of land uses may allow. From there, Bonestroo will be working on the more technical chapters such as transportation, sewer, water, etc. Staff will then put these chapters together in a cohesive format that can be reviewed by the Commission and Council.

Haskamp reviewed the land use designations shown in the legend on the draft.

Bryant inquired what could be done with the Sanitary Landfill designation to show that it is closed and also to prevent re-opening or the creation of any new landfills.

Commissioners, staff, and Mayor Crosby discussed possible ideas related to the landfill issue.

Haskamp identified the rural reserve area of the Draft, located around the Loretto area and down towards Independence Beach. She showed the permanent rural areas of the City and discussed how the Comp Plan panel has concentrated on maintaining the rural “heart of the City.” Haskamp discussed areas along Highway 55 which had been changed from Business Park to either mixed-use or residential on the draft.

Dickerson inquired if there was enough land reserved for commercial uses in the very long term and asked if there are good numbers to use for how much property should be set aside for commercial.

Verbick stated that the Mixed Use designations seem to give the City more flexibility to work with developers and to work with future needs.

Reid inquired how the Met Council gives residential unit credit to mixed use designations.

Haskamp stated that the City needs to develop the definitions. They may state that ½ of the property has to be residential, and then that residential must be at a certain density.

Pederson inquired how the staging would be handled.

Haskamp replied that the technical committee, with Bonestroo's help, will give a draft to the Advisory Panel at their next meeting. The Panel will than make adjustments.

**9. Adjourn: Motion by Pederson, seconded by Bryant to adjourn at 9:45 p.m. Motion passes unanimously (Nolan absent).**